

IN THE MATTER OF THE
THE APPLICATION OF
WOODLAWN VOLUNTEER FIRE COMPANY
FOR A ZONING RECLASSIFICATION
FROM D.R. 16 AND D.R. 5.5 TO
R.O. AND PETITIONS FOR SPECIAL
EXCEPTION, SPECIAL HEARING, AND
VARIANCES ON PROPERTY LOCATED ON
THE SOUTHEAST SIDE OF WOODLAWN
DRIVE, CORNER OF NE/SIDE WALNUT ST.
2ND ELECTION DISTRICT
1ST COUNCILMANIC DISTRICT

OPINION

This case comes before this Board on a Petition for an out-of-cycle reclassification, a Petition for Special Exception, a Petition for Zoning Variances, and a Petition for Special Hearing. The purpose of these various issues is the need and the desire to use the subject property to construct a new volunteer fire company and to permit what is known as Parcel 2 to be used for parking. It was proffered in the opening statements that the need for this relocation of the fire company was urgent, and that the present fire company located several hundred feet away was totally inadequate, not only to the size of the facility but to the extremely difficult ingress and egress for the fire-fighting equipment. It was further proffered that no opposition to this petition would be evidenced in this hearing today.

Paul Reincke, Chief of the Baltimore County Fire Department, testified as to the dire need to relocate this fire company so that its existing problems could be alleviated. He testified that of the 30 volunteer fire companies in Baltimore County, this was the ninth busiest company, answering 1,005 fire calls and 1,590 medical calls in 1988; and 971 fire calls and 1,580 medical calls in 1989. The benefit to Baltimore County from these activities by this volunteer fire company would save the County a minimum of

Case No. CR-91-100-SPHXA Woodlawn Volunteer Fire Co. 2
\$1,500,000 in salaries alone were these calls to have been answered by a paid company.

Petitioner's next witness was Richard Snyder, financial secretary to the fire company and chairman of the new building committee. He testified this volunteer fire company was formed in 1945, its present station built in 1965, that the company had 150 members, and delineated the area in which they are responsible to answer calls. He further testified to the fact that they have outgrown their present facilities, and to the extreme hazard and loss of time due to the traffic gridlock in front of the present fire station. He also testified that the proposal meets all the requirements of Section 502.1 of the Baltimore County Zoning Regulations for a special exception and to the need for the variances requested.

Petitioner's next witness was John Harrison, a registered architect, who testified that he had surveyed the present building and that it was virtually impossible to upgrade it. He further testified that the proposed new station will blend in with the existing buildings and will not provide any detriment to the neighborhood. He specifically testified to the need for the requested variances if the proposed building was to become a reality. He also answered all the requirements of 502.1 as being complied with.

Leonard Bohager, land surveyor, testified as to the surrounding uses, the proposed number of parking spaces, and further testified that all the requirements of 502.1 have been complied with.

William Kirwin, land planner and landscape expert, testified

Case No. CR-91-100-SPHXA Woodlawn Volunteer Fire Co. 3
to the proposed use of the land, that if it was not permitted as a fire station only one house could be built on the lot, which would, in his estimation, be a far less practical solution than would be the relocation of the volunteer fire company on this site. He further testified that the proposed use would be in complete conformity with the Master Plan.

Petitioner's final witness was Mickey Cornelius, a traffic engineer who testified that he did a study of the site, that the site was far superior to the existing fire company, that the traffic flow would be vastly improved, that no traffic increase from this use in contemplated, and that the designation of all surrounding intersections would not be impacted. This brief summation of the witnesses' testimony is in no way intended to evidence their complete testimony but the record will speak for itself.

The Board will note that this petition is an out-of-cycle reclassification petition which was presented to the County Council and approved by them. The Board will also note that all facets of the petitions requested are bound by the documented site plan submitted as Petitioner's Exhibit No. 1. The Board will further note that to deny this petition which would in effect force the volunteer fire company to remain in its present quarters from which all of their problems originate would be detrimental to the health and safety of the area now being served by the fire company. The Board will especially note that the fire company's original site has been drastically reduced by the widening of both Woodlawn Drive and Windsor Mill Road and the fact that their emergency access to either road is severely impacted by the now exceedingly heavy

Case No. CR-91-100-SPHXA Woodlawn Volunteer Fire Co. 4
traffic flow on both these roads, and that these changes dictate that this fire company must be relocated, and this change on this site warrants the reclassification of the alternate site so the fire company may be relocated.

After consideration of all the testimony and evidence received this day from the various witnesses and their representatives, the Board will find as a fact that the petitions should be granted so that the project can proceed to fruition and will so order.

ORDER

IT IS THEREFORE this 9th day of November, 1990 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification in Case No. CR-91-100-SPHXA to reclassify the property from D.R. 16 and D.R. 5.5 to R.O. be and the same is hereby GRANTED in accordance with the documented site plan presented as Petitioner's Exhibit No. 1;

Testimony and evidence in this case indicate that the proposed use for a volunteer fire company complies with all sections of 502.1 and therefore the Petition for Special Exception for the use as a volunteer fire company be and the same is GRANTED;

The Petition for Zoning Variances on Parcel #1 all of which are clearly designated on the documented site plan, Petitioner's Exhibit No. 1, indicated that if granted would result in no substantial injury to public health, safety and general welfare. Since the fire company's building cannot be erected unless these variances are granted, strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship. Therefore, the following variances are to be GRANTED:

To permit 22 parking spaces in lieu of the required 31

Case No. CR-91-100-SPHXA Woodlawn Volunteer Fire Co. 5

spaces; to permit a 35-foot setback in lieu of the required 40-foot; to permit a 10-foot interior side setback in lieu of the required 20-foot; to permit a 25-foot street side setback in lieu of the required 35-foot; to permit a 35-foot sum of side setbacks in lieu of the required 55-foot; to permit 8-foot setback from the street line in lieu of the required 10-foot; and to permit dead-end aisles in lieu of the required back-up space.

On Parcel #2, the variance to allow 0 percent amenity open space in lieu of the required 7 percent be and the same is GRANTED in that the residential zone be permitted for 14 parking spaces as indicated on Petitioner's documented site plan (Petitioner's Exhibit No. 1);

The Petition for Special Hearing to determine if a CRG meeting is necessary is directly addressed in Section 22-42(8) of the Baltimore County Code. This Code section specifically exempts volunteer fire companies and ambulance companies from the CRG process; and

IT IS FURTHER ORDERED that the granting of these various petitions is directly related to the specific documented site plan presented to the Board. Should any other use whatsoever be proposed, the zoning shall revert to its original D.R. 16 and D.R. 5.5 designations.

Any appeal from this decision must be made in accordance with Rules B-1 through B-13 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY
William T. Hackett
William T. Hackett, Chairman
Arnold G. Foreman
Arnold G. Foreman
Lynn B. Moreland
Lynn B. Moreland

County Board of Appeals of Baltimore County
COUNTY OFFICE BUILDING, ROOM 315
111 W. CHESAPEAKE AVENUE
TOWSON, MARYLAND 21204
(301) 887-3180

November 9, 1990

Herbert R. O'Connor, III, Esquire
VENABLE, BAETJER & HOWARD
210 Allegheny Avenue
Towson, MD 21204

Re: Case No. CR-91-100-SPHXA
Woodlawn Volunteer Fire Co.

Dear Mr. O'Connor:

Enclosed please find a copy of the Order issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Sincerely,

Kathleen C. Weldenhammer
Kathleen C. Weldenhammer
Administrative Assistant

encl.

cc: Woodlawn Volunteer Fire Company
Robert A. Hoffman, Esquire
Mr. James Earl Kraft
People's Counsel for Baltimore County
P. David Fields
Pat Keller
J. Robert Haines
Ann M. Nastarowicz
James E. Dyer
W. Carl Richards, Jr.
Docket Clerk - Zoning
Arnold Jablon, County Attorney

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

OCT 19 1990

Woodlawn Volunteer Fire Company
6423 Windsor Mill Road
Baltimore, Maryland 21207

Re: Petitions for Zoning Re-classification, Special Hearing, Special Exception & Variance
CASE NUMBER: CR-91-100-SPHXA
SE/S Woodlawn Drive, corner of NE/S and SW/S Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company
Hearing Scheduled: WEDNESDAY, OCTOBER 24, 1990 at 10:00 a.m.

Dear Petitioner(s):

This is to advise you that \$250.00 is due for advertising and posting of the above property. This fee must be paid before a CRG is issued.

THIS FEE MUST BE PAID AND THE RECLASSIFICATION SIGN AND POST RETURNED TO THE BALTIMORE COUNTY ZONING OFFICE ON THE DAY OF THE BOARD OF APPEALS' MEETING OR THE ORDER WILL NOT BE ISSUED.

Please make your check payable to "Baltimore County, Maryland" and mail it to Ms. G. Stephens, Zoning Office, Room 113, County Office Building, 111 W. Chesapeake Avenue, Towson, Maryland 21204, before the hearing.

Very truly yours,

J. Robert Haines
J. Robert Haines
Zoning Commissioner

cc: File
Herbert R. O'Connor, III

September 18, 1990

NOTICE OF HEARING

Petitions for Zoning Re-classification, Special Hearing, Special Exception & Variance
CASE NUMBER: CR-91-100-SPHXA
SE/S Woodlawn Drive, corner of NE/S and SW/S Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company

PROPERTY DESCRIPTION-PARCEL 1

Beginning for the same at the point formed by the intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence southwesterly along the centerline of Woodlawn Drive 147.00 feet, thence leaving said centerline South 24 degrees 54'30" East 35.00 feet to the true point of beginning, thence the following seven (7) courses and distances, viz:

1. South 47 degrees 09'15" East 131.49 feet, thence
2. South 53 degrees 00'00" East 86.82 feet, thence
3. North 37 degrees 00'00" East 140.00 feet, thence
4. North 53 degrees 00'00" West 139.14 feet, thence
5. North 86 degrees 03'21" West 25.31 feet, thence
6. Southwesterly 80.20 feet by an arc to the left having a radius of 1,235.00 feet, thence
7. South 45 degrees 05'30" West 46.37 feet to the point of beginning.

Containing 0.58 acres of land, more or less, and being located in the Second Election District of Baltimore County, Maryland.

PROPERTY DESCRIPTION-PARCEL II

Beginning for the same at the point formed by the intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence along the centerline of Walnut Street South 53 degrees 00'00" East 63 feet, thence North 37 degrees 00'00" East 20 feet to the true point of beginning, thence the five (5) following courses and distances viz:

1. North 02 degrees 18'00" East 16.95 feet, thence
2. Northeasterly 80.50 feet by an arc to the left having a radius of 1,235.00 feet, thence
3. South 53 degrees 00'00" East 70.00 feet, thence
4. South 37 degrees 00'00" West 90.00 feet, thence
5. North 53 degrees 00'00" West 83.2 feet to the point of beginning.

Containing 0.17 acres of land more or less and being located in the Second Election District of Baltimore County, Maryland.

RECEIVED
COUNTY BOARD OF APPEALS
90 SEP 17 PM 3:53

File

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 14, 1992

Ms. Donna Kern
Woodlawn Volunteer Fire Company, Inc.
Woodlawn Drive and Windsor Mill Road
Woodlawn, MD 21207

Re: Zoning Re-classification

Dear Ms. Kern:

This is in response to your letter of August 19, 1992, concerning your request for clarification of the status of a change of zoning from D.R. 16 and D.R. 5.5 to an R.O. classification that was approved by the Board of Appeals on November 9, 1990.

According to county regulations, the re-classification granted by the Board of Appeals is valid for a three year period. If that new classification is not used within that time, the zoning reverts back to the previous zoning.

Thusly, the Woodlawn Volunteer Fire Company, Inc. has until November 9, 1993 to obtain building permits for this construction. If the re-classification is not utilized within the three years specified by the Board of Appeals order, you must again petition the Board of Appeals. It is my understanding that no extensions to this re-classification can be made.

Respectfully yours,

Arnold Jablon
Director

AJ:gg1
cc: Hon. Roger B. Hayden
Hon. Melvin G. Mintz, District 2
Lou Hejl, Woodlawn Volunteer Fire Company

558
9/14/92

Printed on Recycled Paper

Woodlawn Volunteer Fire Company
6423 WINDSOR MILL ROAD, BALTIMORE, MD 21207 • 265-8666

August 25, 1992

County Executive Roger B. Hayden
Baltimore County Executive Office
Old Court House
400 Washington Avenue
Towson, Maryland 21204

Dear County Executive Hayden:

Please find enclosed a copy of Woodlawn Volunteer Fire Company's letter requesting a zoning extension from the Baltimore County Zoning Committee.

We appreciate your interest in matters concerning the Fire Company and welcome your comments or advice on helping us gain an extension on the zoning permit for our proposed new firehouse.

With your continued support, The Woodlawn Volunteer Fire Company looks forward to further benefitting the community by making this new building project a great success.

Sincerely,

Lou Hejl
Campaign Chairman

RECEIVED
SEP 1 1992
ZONING OFFICE

RECEIVED
AUG 28 1992
EXECUTIVE OFFICE

Help Us Reach Our \$1.5 Million Goal . . . Today

Woodlawn Volunteer Fire Co., Inc.
WOODLAWN DRIVE & WINDSOR MILL ROAD
Woodlawn, Maryland 21207

MEMBER OF
BALTIMORE COUNTY
VOL. FIREFMEN'S ASSOCIATION

INCORPORATED
MAY 17, 1945

MEMBER OF
MARYLAND STATE
FIREFMEN'S ASSOCIATION

August 19, 1992

Mr. Arnold Jablon
Director of Zoning
Baltimore County Zoning Committee
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21204

Dear Mr. Jablon:

On behalf of the Woodlawn Volunteer Fire Company, I write to request an extension on the Fire Company's zoning permit to build a new firehouse approximately 300 feet west of our current facility located at 6423 Woodlawn Drive.

In October 1991, the Woodlawn Volunteer Fire Company began raising funds for the proposed firehouse. However, due to current economic conditions, funding has been slower than anticipated, forcing the fire company to delay its ground breaking and construction.

Your assistance in this matter is greatly appreciated. The Woodlawn Volunteer Fire Company looks forward to hearing from your office shortly.

Respectfully Submitted,

James M. Klein
Chairperson/Executive Board

cc:
Lt. Governor Melvin A. Steinberg
The Hon. Roger B. Hayden
The Hon. Berchie Lee Manley
The Hon. Melvin Mintz
The Hon. Paula C. Hollinger
The Hon. Leon Albin
The Hon. Theodore Levin
The Hon. Richard Rynd

The Hon. Louis P. Morsberger
The Hon. Nancy L. Murphy
The Hon. Thomas E. Dewberry
The Hon. Kenneth E. Masters
John Fuchs, WVFC President
Lou Hejl, Campaign Chairman
Phil Willen, PR Consultant

VENABLE, BAETTER AND HOWARD
ATTORNEYS AT LAW
A PARTNERSHIP INCLUDING PROFESSIONAL CORPORATIONS
210 ALLEGHENY AVENUE
P.O. BOX 5517
TOWSON, MARYLAND 21203-5517
(301) 823-4111
FAX (301) 827-0447

October 25, 1990

301 494-9162

William T. Hackett, Chairman
Baltimore County Board
of Appeals
County Office Building
111 West Chesapeake Avenue, 3rd Floor
Towson, Maryland 21204

Re: Woodlawn Volunteer Fire Company
Case No. CR-91-100-SPHXA

Dear Mr. Hackett:

Enclosed please find one copy of the revised documented site plans for the above referenced case. The revisions are limited to removing two erroneous notations on the plat that was designated as part of Exhibit 1 in the hearing held October 24, 1990.

The notations that were removed include the language: "in lieu of 20' planting strip" and "proposed RO zone" shown on parcel 2.

If you have any questions or comments please contact me. Thank you.

Yours truly,

Robert A. Hoffman

RAH/jhw
Enclosure
cc: People's Counsel

25-8-114 92 13005
STYRENE & POLYMER
CHANGING

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

R. Alonso Childress, P.E.
Paul Y. Rickman, P.E.
Catherine L. Warfield
John J. Trenner, P.E.

TO: _____ Date: May 30, 1989

FROM: Robert W. Bowling, P.E.

SUBJECT: CRG Plan Review

NAME OF PROJECT: Woodlawn Volunteer Fire Co.
LOCATION: Windsor Mill Road

We are forwarding herewith one (1) print of the preliminary plan for the subject site, for your review and comments. Please return your comments by Friday, June 2, 1989.

SIGNED: ROBERT W. BOWLING
Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:pab
Encl
cc: File

WOODLAWN/XTXMEM01

Sanitary Sewer Comments:

THE MAIN INTERCEPTORS SERVING THIS SITE APPEAR TO HAVE SUFFICIENT CAPACITY TO ACCOMMODATE THE PROJECTED FLOWS.

DB.S.
9/14/92

CR 91-100-SPHXA
Petitioners 5a

Baltimore County
Department of Public Works
Towson, Maryland 21204

Gene L. Noff, P.E.
Director

August 2, 1989

Woodlawn Volunteer Fire Co., Inc.
6423 Windsor Mill Road
Baltimore, MD 21207

Re: Woodlawn Volunteer Fire Company

Gentlemen:

The following comments are supplemental to the comments previously given to you.

SUPPLEMENTAL WATER COMMENTS:

Attached are comments which were received from the Baltimore City Water Division.

Very truly yours,
SIGNED: ROBERT W. BOWLING

Robert W. Bowling, P.E., Chief
Developers Engineering Division

RWB:DAB:pab
Attachment

cc: R. E. Covahey
S. M. Wallis
Micks Engineering
File
W. Rupp

WOODLAWN/XTXMEM01

CR 91-100-SPHXA
Petitioners 5b

CITY OF BALTIMORE
KURT L. SCHMOKE, Mayor

DEPARTMENT OF PUBLIC WORKS
BUREAU OF WATER AND WASTE WATER
800 Abel Wolman Municipal Building
Baltimore, Maryland 21202
408 Abel Wolman Municipal Building

June 15, 1989

Mr. Robert Bowling, P.E., Chief
Developers Engineering Division
Baltimore County Department of
Public Works
County Office Building
Towson, Maryland 21204

Re: Woodlawn Volunteer Fire Company

Dear Mr. Bowling:

In reply to your letter of May 30, 1989, concerning the subject commercial development, service may be obtained from the Western Third Zone.

The proposed Fire Department building may be served from the existing water service off the 6-inch main in Walnut Street unless projected water demands would require a larger service.

Also, the proposed office building may be served from the existing water service off the 12-inch main in Windsor Mill Road, unless projected water demands would require a larger service.

Additionally, pressure will exceed 80 psi below elevation 382-feet, and we suggest that a pressure reducing valve be installed to provide service to each project.

The developer should arrange to have fire flow tests made to determine if the water available is adequate for fire protection and domestic service. Arrangements for fire flow tests can be made by contacting Mr. T. F. Schwartz, Chief of Pumping Section, Bureau of Water and Waste Water, Ashburton Filtration Plant, 3001 Druid Park Drive, 396-0360.

All mains not in the public roads will not be serviced or maintained by the City.

Very truly yours,
Jerry Silhan
Jerry Silhan, Acting Chief
WATER ENGINEERING DIVISION

JS:SGH:cr

cc: Mr. N. L. Stephen
Mr. S. Millo
Mr. D. J. Hardisky
Mr. J. W. Pearson

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 201
901 Basile Avenue
Towson, Maryland 21204
(301) 887-3211
FAX (301) 887-3802

P. David Fields
Director

October 4, 1990

To: William Hackett, Chairman
Board of Appeals

From: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Case No. CR-91-100 SPHXA
Woodlawn Volunteer Fire Company, Inc.

The Planning Board certified that the zoning reclassification petition filed on behalf of Woodlawn Volunteer Fire Company, Inc., owner, should be exempted from the regular cyclical procedure. The Board's Resolution was unanimously approved by the County Council on September 4, 1990.

Pursuant to Section 2-58.1(1) of the Baltimore County Code, the following recommendation is submitted in the attached report regarding the above-referenced case.

PDF:chm
WOODLAWN.VFC/PETITION

CR 91-100
SPHXA
Petitioners 9

PETITIONER:

Woodlawn Volunteer Fire Company, Inc.

REQUESTED ACTION:

Reclassification to R-O (Residential Office)

The Petitioner requests a Special Hearing, Special Exception, and Variances for (Parcel 1) a volunteer fire company pursuant to Section 1801.1.C.19 of the Baltimore County Zoning Regulations; to allow a parking plan consisting of 22 spaces in lieu of the required 31 spaces; to determine if a CRG plan is necessary pursuant to Section 203.3.B; (Parcel 2) to determine if a principle use parking lot is subject to Amenity Open Space pursuant to Section 203.4.C.6 (RCR) and to grant, if necessary, a variance of Parcel 2 to allow 0% Amenity Open Space in lieu of the required 7%; to grant, if necessary, a use permit for the business parking in a residential zone; and to permit the following variances of Parcel 1 of the Baltimore County Zoning Regulations:

- 1) Section 1802.2.B. (V.B. 2.C.M.P.D.) to permit a 35 ft. setback in lieu of the required 40 ft.
- 2) Section 1802.2.B. (V.B. 2.C.M.P.D.) to permit a 10 ft. interior side setback in lieu of the required 20 ft.
- 3) Section 1802.2.B. (V.B. 2.C.M.P.D.) to permit a 25 ft. street side setback in lieu of the required 35 ft.
- 4) Section 1802.2.B. (V.B. 2.C.M.P.D.) to permit a 35 ft. sum of side setbacks in lieu of the required 55 ft.
- 5) Section 409.8.A.4 to permit an 8 ft. setback from the street line in lieu of the required 10 ft.
- 6) Section 409.8.A.5 to permit dead end aisles in lieu of the required back up aisles.

EXISTING ZONING:

D.R.16 and D.R.5.5 (Density Residential 16 and 5.5 dwelling units per acre, respectively)

LOCATION:

Corner of the southeast side of Woodlawn Drive and the northeast and southwest of Walnut Street

Woodlawn Volunteer Fire Company, Inc.
Case No. CR-91-100-SPHAX
Page 2

AREA OF SITE:

.58 acres

ZONING OF ADJACENT PROPERTY/USE:

North - D.R.16, Multi-family dwellings (apartments)
South - D.R.5.5, Single-family, detached dwelling
East - R.O. and D.R.16, Existing Volunteer Fire Company and a single-family dwelling, respectively
West - D.R.16, Multi-family dwellings (apartments)

SITE DESCRIPTION:

The site is currently unimproved and is generally flat from Woodlawn Drive to the rear property line. Bisected by Walnut Street, the property drains into an existing concrete channel that is located within a 100 year Flood plain.

PROPERTIES IN THE VICINITY:

The subject parcel abuts the existing Woodlawn Volunteer Fire Company, zoned R.O., to the northeast. Apartments are located to the west and single-family, detached dwellings are positioned to the south and east of the site.

WATER AND SEWERAGE:

The parcel is served by public water and sewer. The area is designated as M-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Ingress and egress to the site is available from Woodlawn Drive and Walnut Street.

ZONING HISTORY:

During the 1988 Comprehensive Zoning Map Process, an issue was filed for zoning change on the existing Woodlawn Volunteer Fire Company property (this site is adjacent to the property currently under petition). The original issue requested a change from D.R.5.5 to B.L. Based upon a detailed and thorough analysis of the site and the surrounding area, the Baltimore County Planning Board recommended R.O. zoning be applied to the Petitioner's site. Concurring with the Board's recommendation, the County Council voted to rezone the property to R.O.

Woodlawn Volunteer Fire Company, Inc.
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Page 3

The property currently under petition has been zoned D.R.5.5 and D.R.16 since 1976.

MASTER PLAN/COMMUNITY PLANS:

The subject site, as designated by the adopted 1989-2000 Baltimore County Master Plan, is located in a community conservation area. In addition, the property is located within the Woodlawn/Liberty Community Plan Area. The Baltimore County Master Plan strongly supports the idea of conserving, protecting and enhancing older residential areas, (p.85) both through county-wide strategies, and through local community plans. The development of this site should address the issue of providing an adequate buffer area between the proposed use and the existing residential area. The landscape aspect of sites such as these, is considered to be an important element in community conservation.

PROPOSED VS. EXISTING ZONING:

Regulations governing the R.O. zone may be found in Section 203 of the Baltimore County Zoning Regulations. Section 1801.1A outlines the provision of the D.R. zones.

The R.O. zone was created to accommodate houses converted to office buildings (Class A) and small (Class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in R.O. zones should be compatible with nearby residential properties.

DOCUMENTED SITE PLAN:

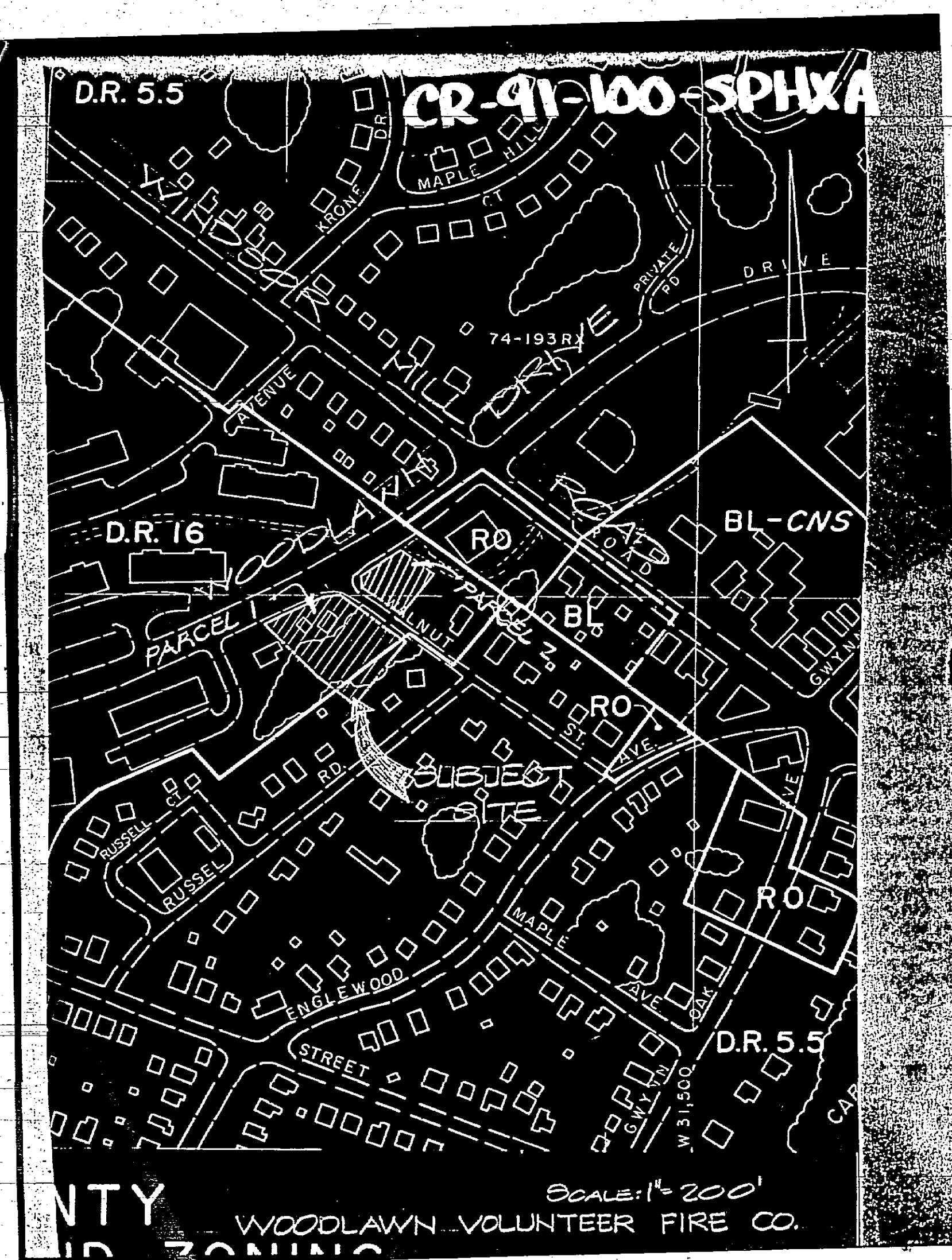
The documented site plan indicates a 6,836 sq. ft., free-standing fire house. Elevation drawings submitted with the Petitioner's request provide front, rear, side elevations. In addition, first and second level floor plans have been provided. The proposed building is a 32 ft. high, two-story structure with a pitched roof. The plan also indicates a parking area on Parcel 2 to contain 14 parking spaces. The combined parking total for Parcel 1 and 2 is 34 spaces; current parking regulations require 31 parking spaces.

The attachment of conditions are of particular concern to staff inasmuch as pursuant to Section 22-42(8) of the Baltimore County Code, volunteer fire companies have been exempted from the CRG process. Therefore, staff may have no further opportunity to review this project. Should the Petitioner's request be granted, staff recommends the following conditions be attached.

Woodlawn Volunteer Fire Company, Inc.
Case No. CR-91-100-SPHAX
Page 4

- Any lighting fixtures used for illumination and security purposes shall be arranged to reflect light away from adjacent residential properties and public streets.
- Dumpsters should be fully enclosed and landscaped.
- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.
- A note shall be included on the landscape plan indicating that any planting provided in the public right-of-way shall be maintained by the Petitioner.
- The landscape plan shall include an enhanced area of landscaping adjacent to the residential properties located to the south and west of the subject site.

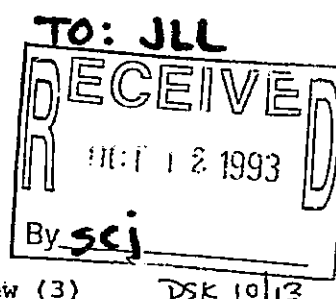
CYCZN91.100/CYCLE



BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

DATE: 10-1-93

TO: Mr. Wirth - SWM
Mr. Powell - EIRD
Mr. Sooley - WIS
Carol Brown - ZADM, Development Management (2)
Mr. Richards - ZADM, Development Control
Ms. Burke - ZADM, Street Names & House Numbers
Mr. Bowling - DED (3)
Capt. Pauli - Fire Dept. - M.S. 1102 F
Mr. Grossman - Rec & Parks
Mr. Small - SWA
Mr. McDaniel - Strategic Plan., Development Review (3)



FROM: Donald T. Rascoe, Development Manager
ZADM

SUBJECT: Project Name: Woodlawn Vol. Fire Co.
Project No.: 92152
ZADM No.: II-931
District: 2C1
Engineer: HICKA
Phone No.: 444-0001

ACTION REQUESTED: ☒ Waived CRG Meeting
☐ CRG Plan Refinement
☐ CRG Non-Material Amendment
☐ Limited Exemption (26-171.b.9)
☐ Waived Hearing Officer Hearing

Please review the attached plan for compliance with current regulations and return comments to our office by 11-1-93. If you have no comments or do not need to review this plan, please indicate by placing your initials here. (This procedure is similar to the waived CRG meeting procedure.) NONRESPONSIVENESS BY THE AFOREMENTIONED DATE IS CONSIDERED TO BE CONCURRENCE BY YOUR OFFICE OF THE PLAN.

Thank you for your timely attention to our request.

DTR:SDM:bjs

SUBDIV.DST/TKT33E
Subdiv.dst (txtbje)
Revised 9/30/93

WOODLAWN VOLUNTEER FIRE COMPANY
Woodlawn Drive
W-91-157

CRG Waiver
Plan Date: 10/6/93
Comments Due: 11/1/93
Comments Date: 10/15/93
Comments Completed: 10/15/93

- Insufficient information is provided for zoning approval of this plan. This plan must agree with the complete approved (documented) site plan and floor and elevation plan sheets (1 of 2 and 2 of 2) in zoning case #CR-91-100-SPHXA. All information and plan notes from these plans must be incorporated into this CRG waiver plan. Be aware this office can accept only very minor changes from the approved plan as remaining in compliance with the Board of Appeals order and documented site plan. Substantial plan changes will require approval by the Board of Appeals and possibly additional zoning hearings.
- Zoning History: In addition to the zoning case number reference on the plan, provide the Board of Appeals order verbatim on the plan including all references to each variance and the dimensions as granted and key these variance locations on the plan.
- Since the provided parking calculations at 3.3 parking spaces per 1,000 square feet are for ancillary hall and fire house uses only, note that no seating, eating, drinking, or other similar public entertainment uses are proposed.
- Final zoning approval is contingent first, upon all plan comments being addressed on the waiver plan; and secondly, upon the final resolution of all comments, the outcome of any requested zoning hearings and finally, the inclusion of the blue commercial checklist information being included on the building permit site plans.

Any requests for further information from the Zoning Office must include a reference to the CRG waiver file #W-91-157 and written correspondence or revised plans must be accompanied by a copy of these comments.

JOHN J. SULLIVAN, JR.
Planner II

JLL:scj

cc: John J. Sullivan, Jr.

WOODLAWN VOLUNTEER FIRE COMPANY

Phase II Introductory Meeting
Zoning Comments: 10/26/94

Reference is made to the letter from W. Carl Richards, Jr., dated September 10, 1993 outlining conditions for vesting and final approval regarding zoning case #90-416-SPHXA and #CR-91-100-SPHXA. As stated in the September 10th letter, in order for the reclassification and plans to be vested, substantial construction must be completed by November 9, 1993. As discussed in detail on a variety of occasions, the following conditions apply to this site. The special exception, variances, and conditional documented reclassification were granted for this site on November 9, 1990. The Baltimore County Zoning Regulations are specific as to the time frames and conditions under which special exceptions and conditional reclassifications must be utilized.

Section 502.3 (BCZR) states in part that a special exception not utilized within a period of two years from the date of the final order granting same, shall thereafter be void. (See copy.) Appendix F, Section 2-58.1(n) states in part that the zoning classification of a documented reclassification will revert to the previous classification, unless within three years the property is used in accordance with the plan or, in a case where development is necessary to implement the plan, unless the development either is completed or has been substantially undertaken and is being diligently pursued to completion. (See copy.)

Confirm and document compliance with the above comments. The zoning staff must be satisfied that compliance has been met before approval can be given.

Be aware that compliance with the documented reclassification plan is required.

JLL:scj

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 10, 1993

G. Paige Wingert, Esquire
Venable, Baetjer, and Howard
210 Allegheny Avenue
P.O. Box 5517
Towson, MD 21285-5517

RE: Woodlawn Volunteer Fire Company
Utilization of Reclassification and
Special Exception for New Fire
Station at Southwest Intersection of
Woodlawn Drive and Walnut Street
#CR-91-100-SPHXA
District: 2C1

Dear Mr. Wingert:

Reference is made to your letter of request for confirmation, on behalf of your clients dated August 31, 1993 to Arnold Jablon, Director of ZADM, which has been referred to me for reply. I have spoken to Mr. Jablon and recently relayed our answer to Mr. Robert Hoffman in your office and the following will clarify that interpretation.

Notwithstanding the September 14, 1992 letter from Mr. Jablon to Ms. Donna Kern on behalf of Woodlawn Volunteer Fire Department, and arguably not the most tidy or reasonable course, this office cannot agree with your conclusions. However, this office would honor Mr. Jablon's year old letter and previous interpretation and approve permits until November 8, 1993, but obviously the mere approval of permits becomes incrementally less important as compared to the required vesting by substantial construction by November 9, 1993. At this late date it would appear that substantial construction would not be possible, so that a more realistic and less dubious course is suggested.

G. Paige Wingert, Esquire
September 10, 1993
Page 2

At the time of the original application, a possible way to avoid the inflexible RTA restrictions of the D.R. zones was to propose a reclassification to R.O. With the advent of County Council Bill #2-92 (effective March 2, 1992), the RTA restrictions may be modified by the hearing officer at the public hearing pursuant to Section 1801.1.B.1.C (BCZR). Should the reclassification not be required for any other reason, a special exception for a volunteer fire company and variances (inclusive of a RTA variance) could be petitioned for at the zoning commissioner level.

I trust that the information set forth in this letter is sufficiently detailed and responsive to the request. If you need further information or have any questions, please do not hesitate to contact me at 687-3391 (TAX - 687-5708).

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

cc: Robert A. Hoffman, Esquire - Venable, Baetjer & Howard
Donna Kern - Woodlawn Volunteer Fire Company, Inc.

VENABLE
BAETJER AND HOWARD
ATTORNEYS AT LAW

October 31, 1994

Arnold Jablon, Director
W. Carl Richards, Zoning Supervisor
Baltimore County Office of Zoning
Administration and Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

Re: Woodlawn Volunteer Fire Company
SP/S Intersection of Woodlawn Drive and Walnut Street
Case No. CR-91-100-SPHXA

Gentlemen:

Inquiry has been made by your office with regard to the vesting of the above-referenced zoning reclassification and zoning relief, which was approved on November 9, 1990.

Please be advised that Building Permit No. B178896 was obtained on October 14, 1993 and work commenced on the foundation of the new fire station immediately thereafter. The pouring of the foundation was completed prior to the November 9, 1993 expiration date and was, in fact, approved by Henry Cronhardt of the Building Inspection Office on November 4, 1993. A print-out from the Building Inspection Office evidencing this fact is attached hereto (Code "01" means approved). Thus, construction was "substantially undertaken" in accordance with Section 2-356(n) of the Baltimore County Code.

We trust that this information is sufficient to answer your questions. Should you need further information or have any other questions, however, please do not hesitate to call.

Yours truly,

G. Paige Wingert
G. Paige Wingert

GPW/dok
enclosure

cc: Donna Kern
Don Hicks
Mike Burton
Robert A. Hoffman, Esq.

RICHARDSON:GPW

RECEIVED
NOV 1 1994
ZADM

TIME: 10:29:35
DATE: 10/27/94
PERMIT #: B178896
CONTROL #: C-1695-93

AUTOMATED PERMIT TRACKING SYSTEM
INSPECTIONS DETAIL SCREEN

PANEL BP1034M
LAST UPDATE 11/04/93
BIE 15:15:36

TYPE OF INSPECTION	DATE INSPECTED	CODE	COMMENTS
FT/PM	11/04/93	01	HC

PAGE 01 OF 01

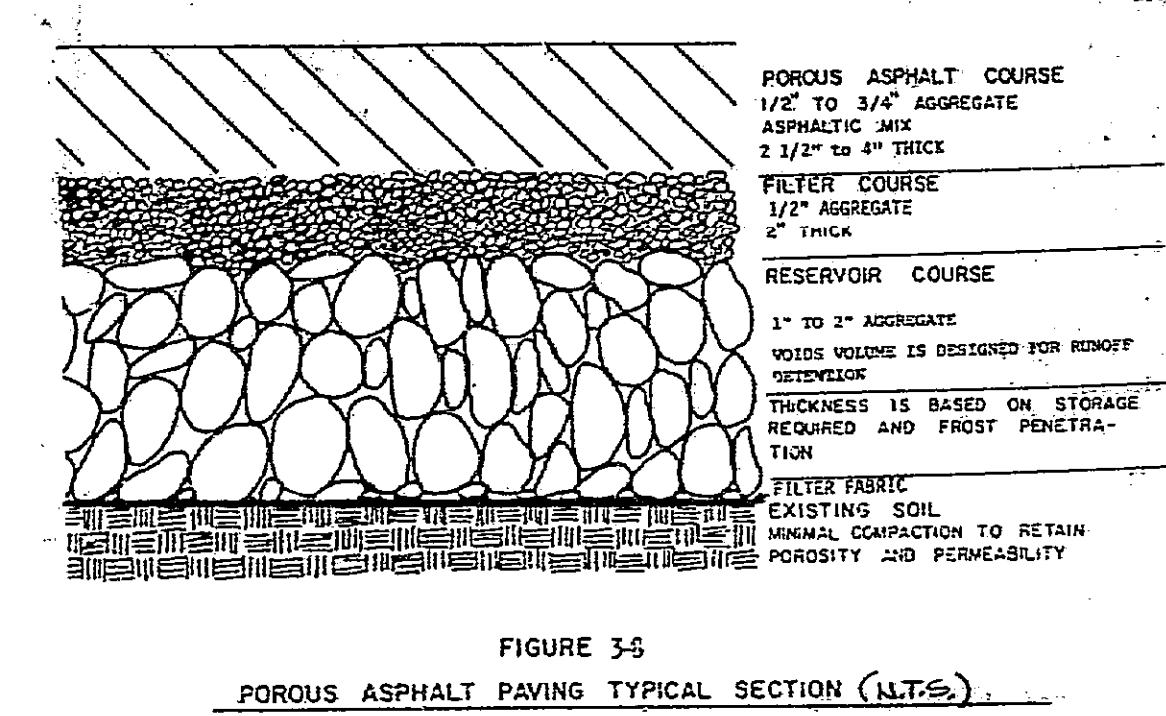
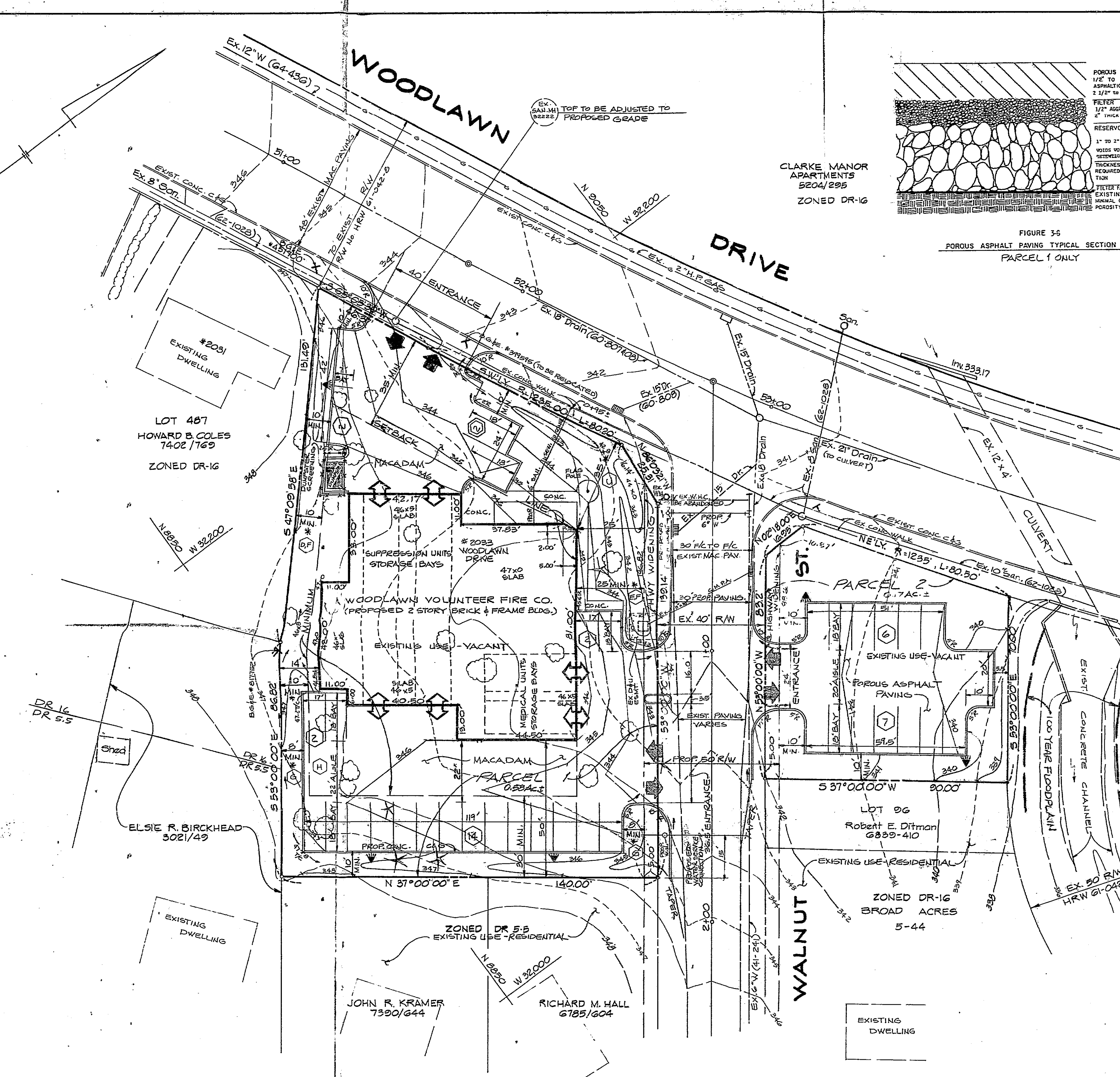
ENTER - GENERAL PERMIT PF7 - NEXT PAGE ?
PF2 - APPROVALS PF8 - GENERAL SCREEN W/NEXT DETAIL - CLEAR - MENU

reviewing files on the petition, to have an interest therein, together with a request that the agency provide him with comments on the amendment for distribution to the planning board, by a time he shall specify. Within forty-five (45) days after the copy of the amendments has been transmitted to the director of planning, the planning board shall adopt and transmit to the hearing authority a resolution embodying a report on the amendment. Any documentation that relates to the proposed use of the property upon petition and that is submitted by the petitioner or his authorized agent after the first public newspaper advertisement of the filing of the petition as required in Period I shall be considered an amendment to the petition, whether or not documentation of that nature was included within the original petition, and shall be subject to the provisions of subsection (1) as well as this subsection.

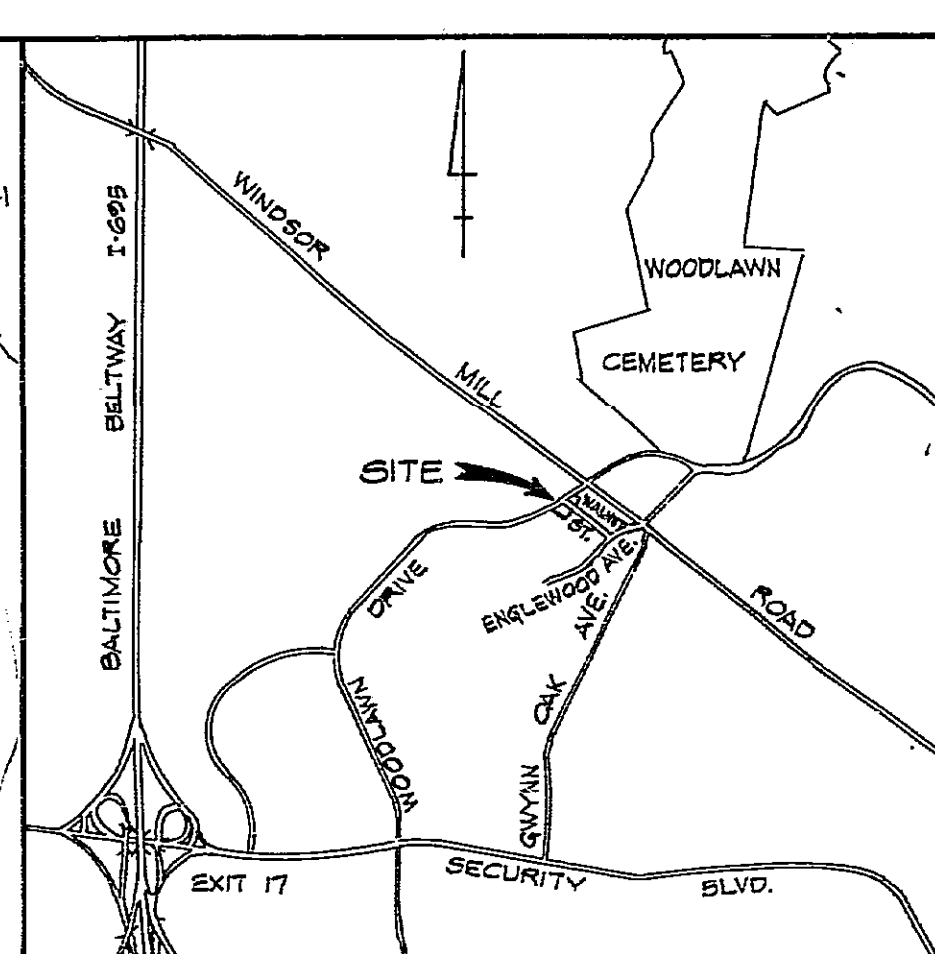
(n) Property may be reclassified under this section only upon making the findings required under subsection (j) of this section. Property may not be reclassified solely on the basis of documentation relating to the property's proposed use. However, any provision of section 22-20 to the contrary notwithstanding, if the petition to reclassify the property does include such documentation and is granted, the property may be used only in accordance with the plan included within that documentation; the zoning classification of any such property will revert to the previous classification unless, within three (3) years after the date of the final order granting the petition, the property is being used in accordance with the plan or, in a case where development is necessary to implement the plan, unless the development either is completed or has been substantially undertaken and is being diligently pursued to completion. The requirement that such a property be utilized in accordance with a plan, and the provision that otherwise the classification of the property will revert, will not be affected by the subsequent enactment of a zoning map, pursuant to section 22-22 or 22-23 of this Code unless the zone classification of the property is further changed by that map. [Bill No. 46, 1979.]

(o) In its hearing on any zoning reclassification petition, the county board of appeals shall consider in evidence without testimony thereto, absent objection by any party to the case, any report of the planning board or comments from the director of planning and zoning or other officer of the office of planning and zoning relating to the petition or any duly submitted relevant report or comments from any other county agency. If an objection is made by any party to the case, the item shall be entered by testimony of a proper witness, who shall be notified by the board of appeals. [Bill No. 46, 1979.]

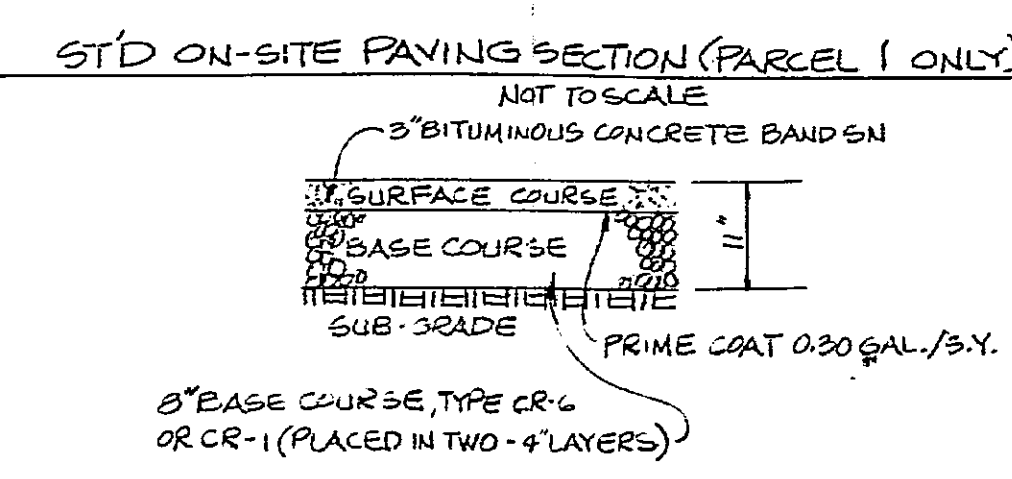
A-33



- LEGEND**
- EXISTING CONTOURS
 - PROPOSED CONTOURS
 - EXISTING TREES
 - PROPOSED LIGHTING
 - PROPOSED PARKING (STD SPACES)
 - PROPOSED PARKING (HANDICAP SPACES)
 - STD TRAFFIC FLOW DIRECTION
 - DEPARTMENT VEHICLE FLOW DIRECTION
 - REFERENCE KEYS - COUNTY BOARD OF APPEALS ORDER ISSUES



VICINITY MAP
 SCALE: 1"=2000'
 BENCH MARK
 RAILROAD SPIKE IN PAVING - EAST SIDE
 WOODLAWN DRIVE (OPPOSITE JOINT IN CURB)
 HUB NO. X-7166 ELEV. 348.51
 NORTH 8422.85 EAST 32356.89



ZONING INFORMATION

PARCEL 1 (PROPOSED VOLUNTEER FIRE DEPARTMENT)

EXISTING ZONING	R.O.
GROSS AREA	0.58 ACRES ±
HIGHWAY WIDENING AREA	0.02 ACRES ±
NET AREA	0.56 ACRES ±
GROSS FLOOR AREA (G.F.A.)	11,302 ± (TOTAL BOTH FLOORS)
FLOOR/AREA RATIO	0.45
PARKING REQUIRED - 3.3 SPACES/1000 ± G.F.A. x 11,302 ± = 37.3 SPACES, SAY 38.	
PARKING PROVIDED - 22 SPACES (INCL. 2 HANDICAP)	

PARCEL 2 (SATELLITE PARKING LOT)

EXISTING ZONING	R.O.
GROSS AREA	0.17 ACRES ±
HIGHWAY WIDENING AREA	0.01 ACRES ±
NET AREA	0.16 ACRES ±
PARKING PROVIDED	13 SPACES

IT IS THEREFORE this 11th day of November, 1999 by the County Board of Appeals of Baltimore County ORDERED that the Petition for Reclassification in Case No. CR-91-100-SPHXA to reclassify the property from D.R. 16 and D.R. 5.5 to R.O. be and the same is hereby GRANTED in accordance with the documented site plan presented as Petitioner's Exhibit (p. 1).

Facts and evidence in this case indicate that the proposed use for a volunteer fire company complies with all sections of 502.1 and therefore the Petition for Special Exception for the use as a volunteer fire company be and the same is GRANTED.

The Petition for zoning variances on Parcel #1 all of which are clearly designated on the documented site plan, Petitioner's Exhibit No. 1, indicated that if granted would result in no substantial injury to public health, safety and general welfare. Since the fire company's building would be located within these variances are granted, strict compliance with the zoning regulations would result in practical difficulty and unreasonable hardship. Therefore, the following variances are to be GRANTED:

- The Petition 22 parking spaces is less of the required 38 spaces. The Petitioner is permitted a 15-foot setback from the front lot line of the required 20-foot setback in lieu of the required 20-foot setback to provide a 15-foot setback from the front lot line of the required 20-foot setback. The Petitioner is permitted a 15-foot setback from the front lot line of the required 20-foot setback to provide a 15-foot setback from the front lot line of the required 20-foot setback.
- On Parcel #2, the variances to allow a percent canopy open space in lieu of the required 7 percent and the same is GRANTED in that the residential zone is permitted for 14 parking spaces as indicated on Petitioner's documented site plan (Petitioner's Exhibit No. 1).

The Petition for Special Hearing to determine if a CMO meeting is necessary is directly addressed in Section 22-42(s) of the Baltimore County Code. This Code section specifically exempts volunteer fire companies and ambulance companies from the CMO process; and

IT IS FURTHER ORDERED that the granting of these various petitions is directly related to the specific documented site plan presented to the Board. Should any other use whatsoever be proposed, the zoning shall revert to its original D.R. 16 and D.R. 5.5 designations.

Any appeal from this decision must be made in accordance with Rules B-1 through B-11 of the Maryland Rules of Procedure.

COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY
 William T. Mackay
 William T. Mackay, Chairman
 David C. Foreman
 William T. Mackay, Chairman

- SEE COUNTY BOARD OF APPEALS OF BALTIMORE COUNTY CASE NO. CR-91-100-SPHXA WHICH GRANTED ZONING RECLASSIFICATION, SPECIAL EXCEPTION AND VARIANCES BY ORDER DATED NOVEMBER 9, 1999. A COPY OF THIS ORDER IS SHOWN ADJACENT TO THIS NOTE.
- SITE INFORMATION**
- ELECTION DISTRICT 2
 - COUNCILMANIC DISTRICT 1
 - CENSUS TRACT 4025.05
 - WATERSHED 25
 - SUBWATERSHED 71
 - THIS DEVELOPMENT IS EXEMPT FROM THE C.R.G. PROCESS PER BALTO. CO. CODE SECTION 22-42 (8).
 - FIRE DEPARTMENT HOURS OF OPERATION 24 HOURS
 - MAXIMUM NUMBER OF EMPLOYEES (VOLUNTEERS) 14.
 - A WAIVER OF STORMWATER MANAGEMENT REQUIREMENTS WAS APPLIED FOR ON 4-7-95.
 - WAIVER IS APPROVED. D DATED: 7-29-95.
 - ALL PROPOSED CONCRETE CURBS & GUTTERS SHALL BE IN ACCORDANCE WITH BALTO. CO. DETAIL PLATE R-21 UNLESS OTHERWISE NOTED.
 - NO SEATING, EATING, DRINKING, OR OTHER SIMILAR PUBLIC ENTERTAINMENT USES ARE PROPOSED.
 - THIS PLAN VARIES SLIGHTLY FROM THE PREVIOUSLY APPROVED (DOCUMENTED) SITE PLAN NUMBER AS PETITIONERS EXHIBIT NO. 1 OF CASE NO. CR-91-100-SPHXA. ALL STANDARD OR CURRENTLY APPROVED SETBACKS ARE STILL ADHERED TO.

PROPERTY INFORMATION

DEEDS: PARCEL 1 - LIBER 7404 FOLIO 43
 PARCEL 2 - LIBER 5017 FOLIO 104

TAX ACCOUNT NUMBERS: 02-22-750024
 21-00-005317

RECORD PLAT: "BROADACRES" LIBER 5 FOLIO 44
 PARCEL 1 - PORTIONS OF LOTS 128-134
 PARCEL 2 - PORTIONS OF LOTS 43-45
 RIGHT-OF-WAY PLATS: HRW 51-042-8
 HRW 51-042-9



PLAN
 SCALE: 1"=20'

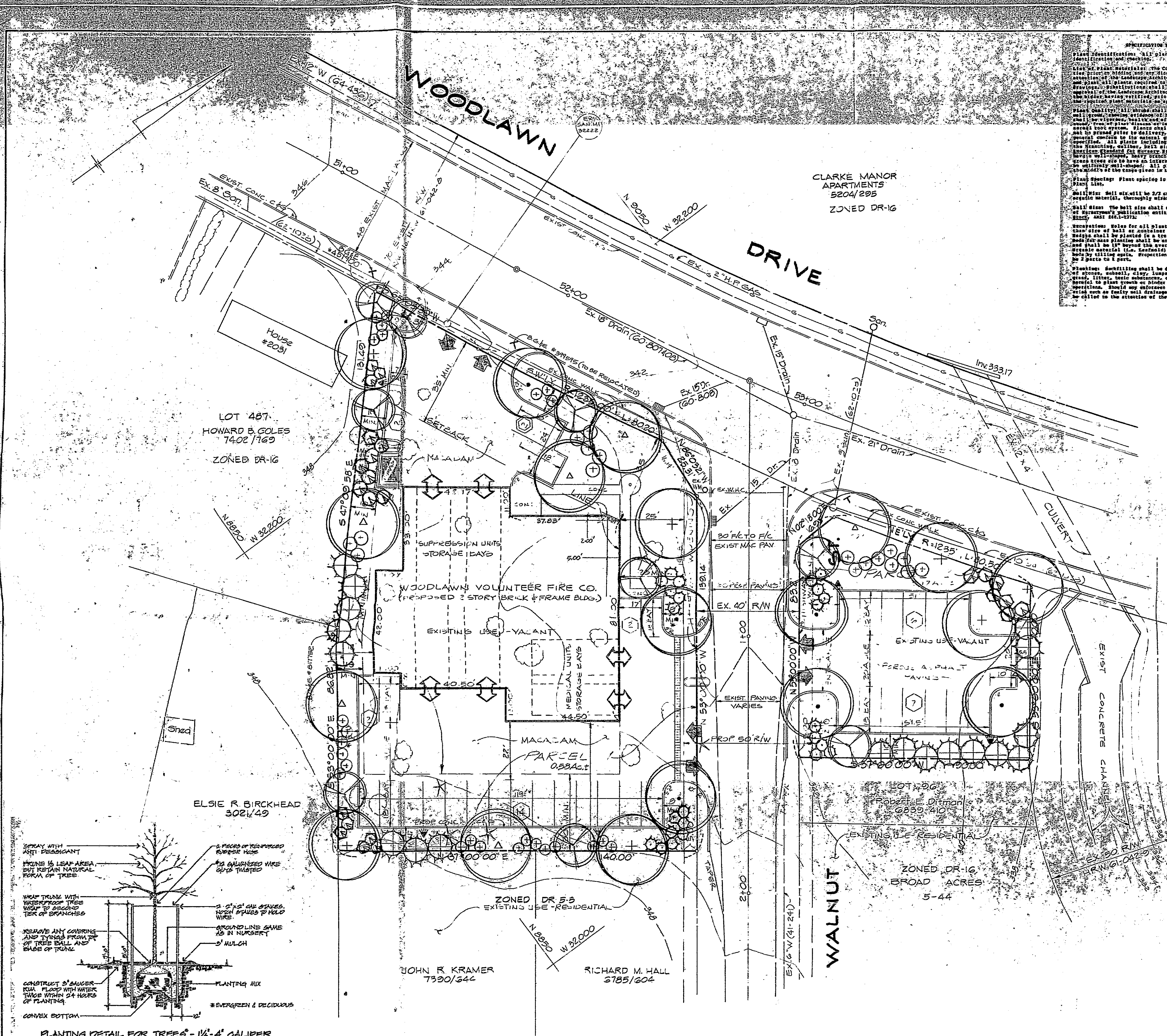
HICKS ENGINEERING CO., INC.
 ENGINEERS-SURVEYORS-PLANNERS
 200 E. JOPPA ROAD SUITE 402
 TOWSON, MARYLAND 21286



DES: KW					
DRN: KW					
CHK: DEH					
DATE: 9/29/99	BY	NO.	REVISION	DATE	

DEVELOPMENT PLAN
 SHEET 1 OF 3
 (1"=20' SITE PLAN)

WOODLAWN VOLUNTEER FIRE COMPANY
 WOODLAWN DRIVE & WALNUT STREET
 BALTIMORE COUNTY MD.
 ELECTION DISTRICT 2-C1
 DATE:

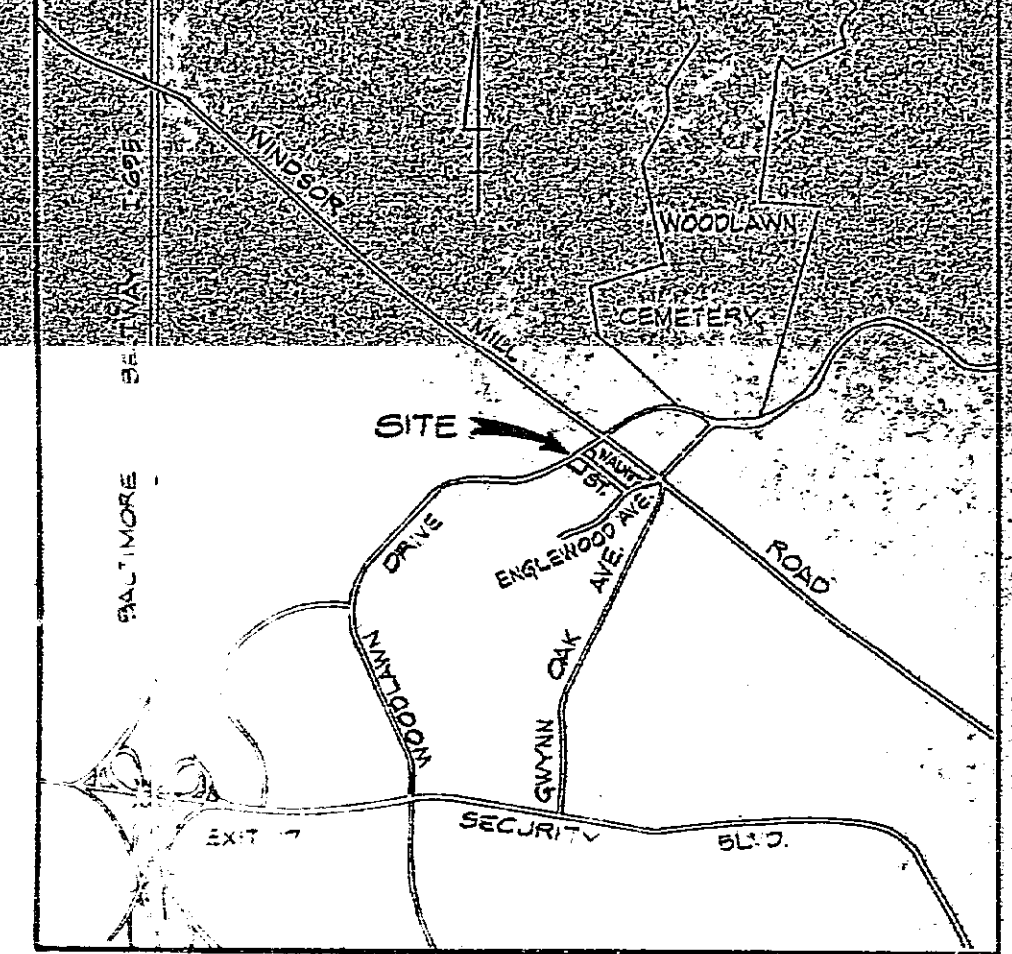


PLANTING SPECIFICATIONS

Plant material shall be of the highest quality and shall be supplied by a reputable nursery. All plants shall be well established and shall be delivered to the site in good condition. The contractor shall be responsible for the proper installation and maintenance of all plants. The contractor shall also be responsible for the removal of all plants that are not specified on the plan. The contractor shall also be responsible for the removal of all plants that are not specified on the plan. The contractor shall also be responsible for the removal of all plants that are not specified on the plan.

PLANTING SPECIFICATIONS (Continued)

The contractor shall be responsible for the proper installation and maintenance of all plants. The contractor shall also be responsible for the removal of all plants that are not specified on the plan. The contractor shall also be responsible for the removal of all plants that are not specified on the plan. The contractor shall also be responsible for the removal of all plants that are not specified on the plan.



VICINITY MAP
SCALE: 1"=200'

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	REMARKS
(+)	7	ALER RUBRUM	RED SUNSET	2-2 1/2" CAL	B&B	
(+)	6	QUERCUS ALBIDUS	WHITE OAK	2-2 1/2" CAL	B&B	
(+)	6	ZELKOVA SPERDA	GREEN VASE	2-2 1/2" CAL	B&B	
(+)	9	PRUNUS YEDENSIS	YOSHINO CHERRY	1/2-1 1/4" CAL	B&B	
(+)	19	PIRUS STROBUS	WHITE PINE	6-7' HT.	B&B	8-10' D.C.
(+)	42	ELIOTYUS ALATUS COMPACTA	PIRUS WINGED ELIOTYUS	24-30" HT.	B&B	SPACE 4' D.C.
(+)	24	ILEX GLABRA COMPACTA	COMPACT HICKBERRY	18-24" HT.	CAN	SPACE 3' D.C.
(+)	24	VIBURNUM EMBODIUM	LEATHER LEAF VIBURNUM	24-30" HT.	CAN	SPACE 3' D.C.

NOTES

- Contractor to notify Miss Utility 72 hours prior to digging. Telephone: 1-800-251-2277
- The Landscape Architect is to be notified 48 hours before planting begins. The location of all plant material is to be approved in the field by the Landscape Architect.
- This plan is to be used for planting only.
- No free or shrub planting pits are to be left open or unattended.

LANDSCAPE CALCULATIONS

PLANTING REQUIRED:
 19 MAJOR DEC. TREES
 45 MINOR DEC. TREES
 19 EVERGREEN TREES
 90 SHRUBS FOR SCREENING
 CREDIT FOR INCREASED SIZES = 9

TOTAL PLANTING REQUIRED = 60 PLANTING UNITS

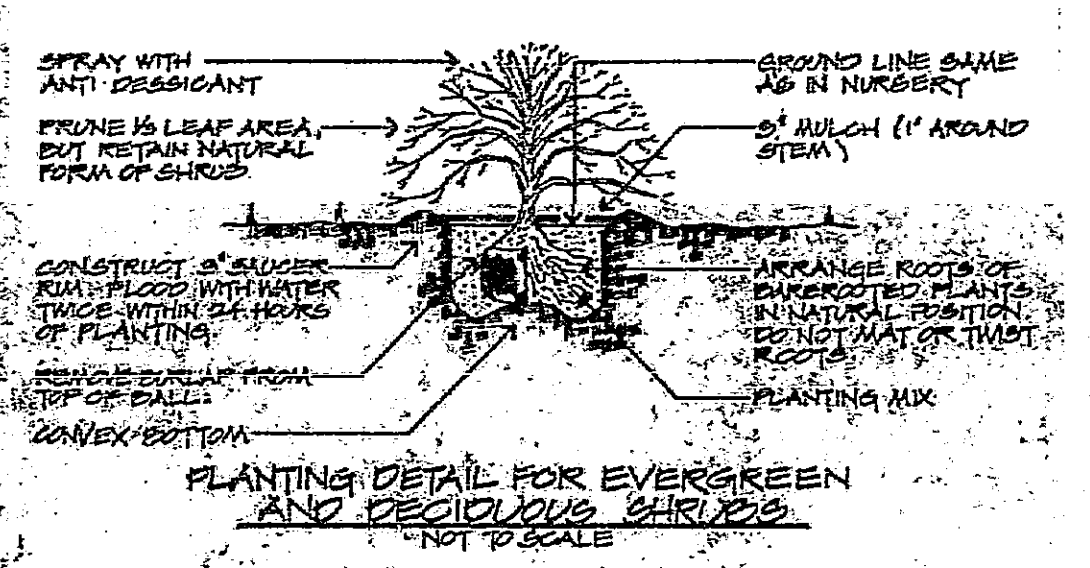
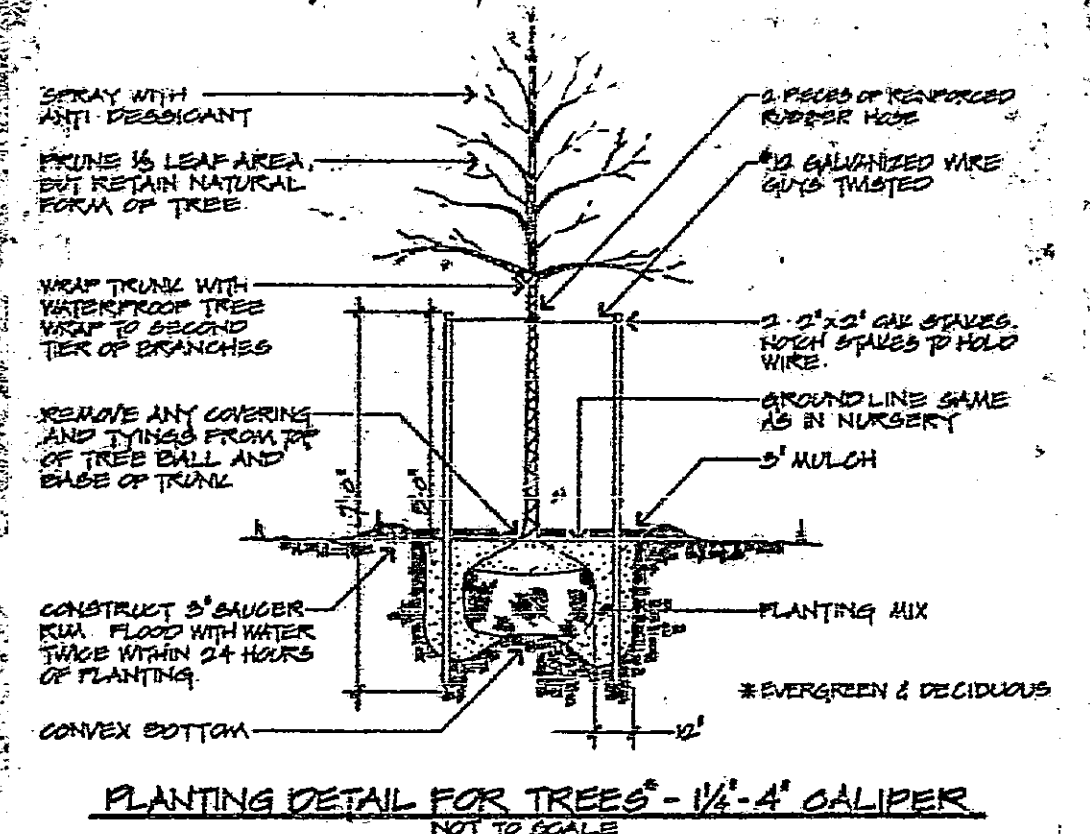
TOTAL PLANTING PROVIDED = 60 PLANTING UNITS

TOTAL = 60 P.U.

LANDSCAPE PLAN
 DATE 9-28-93

WOODLAWN VOLUNTEER FIRE COMPANY
 WOODLAWN DRIVE & WALNUT STREET
 BALTIMORE COUNTY MD.
 ELECTION DISTRICT 2-C1

DATE:



PLAN
 SCALE: 1"=20'

HICKS ENGINEERING CO., INC.
 ENGINEERS-SURVEYORS-PLANNERS
 200 E. JOPPA ROAD, SUITE 402
 TOWSON, MARYLAND 21286

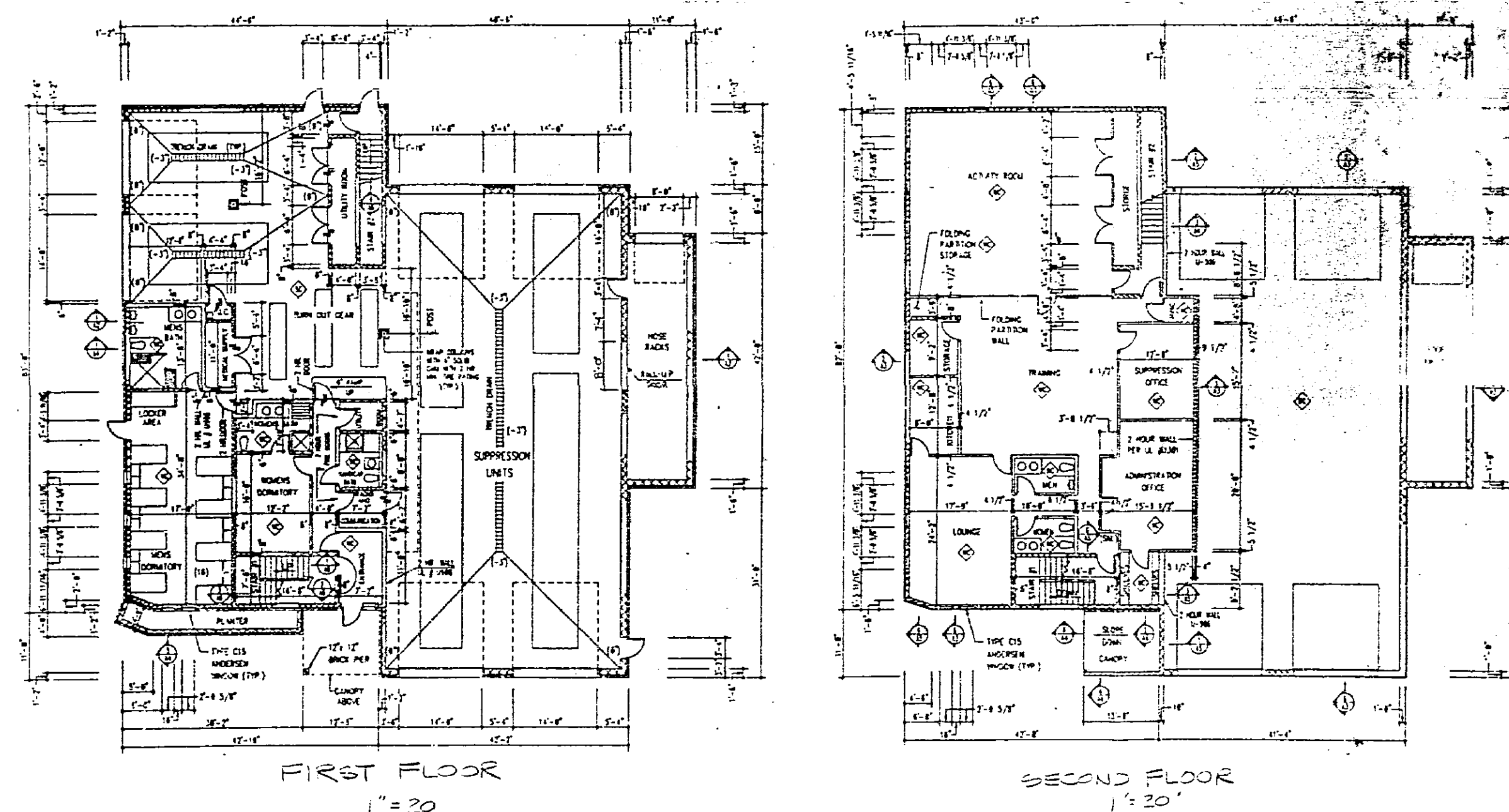
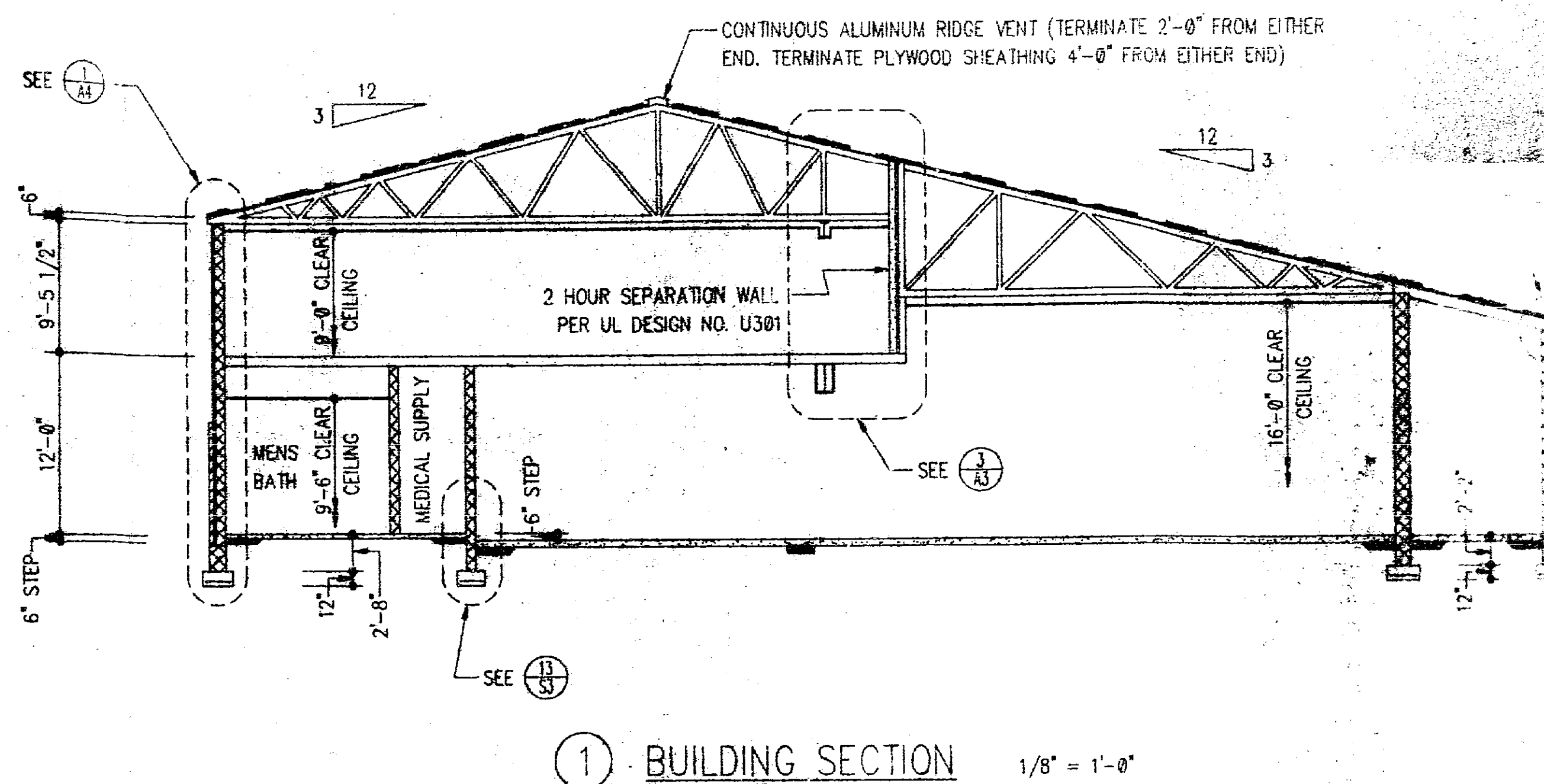
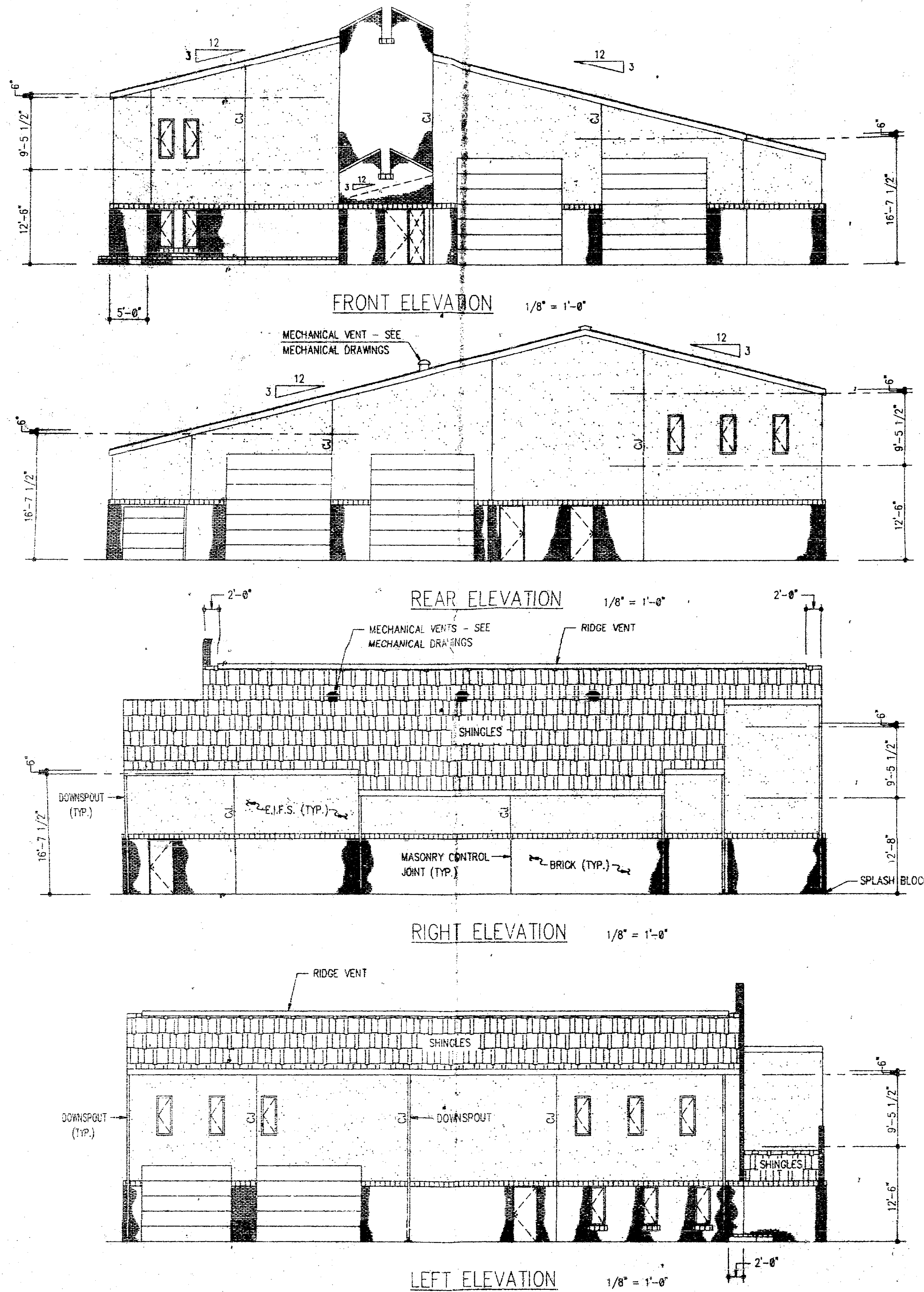


DES:	
DRN:	
CHK:	
DATE:	
BY:	
NO.:	
REVISION:	
DATE:	

PREPARED BY:
 HUMAN & ROHDE, INC.
 Landscape Architects
 110 E. Pennsylvania Avenue
 Towson, Maryland 21286
 (410) 825-3885

WOODLAWN VOLUNTEER FIRE COMPANY
 WOODLAWN DRIVE & WALNUT STREET
 BALTIMORE COUNTY MD.
 ELECTION DISTRICT 2-C1

DATE:



HICKS ENGINEERING COMPANY, INC.
 ENGINEERS SURVEYORS PLANNERS
 200 EAST JOPPA ROAD SUITE 402
 TOWSON, MARYLAND 21286

COMPANY OWNERS & EQUIPMENT FACILITY

WOODLAWN VOLUNTEER FIRE COMPANY

S.W. CORNER WOODLAWN DRIVE & WALNUT STREET
 BALTIMORE COUNTY, MARYLAND

DESIGN / BUILD CONTRACTORS

MARYLAND MODULAR DESIGNS, INC.

P.O. BOX 28323
 BALTIMORE, MARYLAND 21234
 (410) 668-7989

ME

MORABITO CONSULTANTS INC.
 STRUCTURAL ENGINEERS

2819 NORTH CALVERT STREET
 BALTIMORE, MARYLAND 21201
 (410) 667-2277
 FAX (410) 667-4133

No. Date Revisions

DESIGNED BY: [Signature]
 CHECKED BY: [Signature]
 Project No. 9-02-90
 Date: OCT. 4, 1990
 Scale: 1/8" = 1'-0" OR AS SHOWN
 Sheet Title: FLOOR PLANS & BUILDING ELEVATIONS AND BUILDING SECTION
 Sheet No.: 3 OF 3

LANDSCAPE REQUIREMENTS:

FIRE DEPARTMENT SITE:
FRONTAGE: 290 FEET @ 1 TREE/40 FEET = 8 TREES
PARKING SPACES: 22 SPACES @ 1 TREE/12 SP. = 2 TREES
TOTAL REQUIRED = 10 TREES

PARKING LOT SITE:
FRONTAGE: 130 FEET @ 1 TREE/40 FEET = 3 TREES
PARKING SPACES: 14 SPACES @ 1 TREE/12 SP. = 2 TREES
TOTAL REQUIRED = 7 TREES

THE SUGGESTED LOCATION OF TREES IS SHOWN ON THE PLAN. AT LEAST 50% OF THE REQUIRED NUMBER OF TREES SHALL BE MAJOR DECIDUOUS.

ADDITIONAL REQUIREMENTS:

- ALL PARKING AREAS ADJACENT TO RESIDENTIAL ZONES OR PUBLIC STREETS SHALL BE SCREENED AS SHOWN HEREON AND IN ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL.
- A MINIMUM 10 FOOT WIDE LANDSCAPE AREA IS REQUIRED ALONG ALL RESIDENTIAL ZONE LINES AND PUBLIC STREETS AS SHOWN HEREON AND IN ACCORDANCE WITH THE BALTO. CO. LANDSCAPE MANUAL, UNLESS OTHERWISE SHOWN OR STATED HEREON.
- A FINAL LANDSCAPE PLAN MUST BE APPROVED PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS FOR THIS SITE.

CLARKE MANOR APARTMENTS
5204/205
4402/205

B. Business or Industrial Parking in Residential Zones.
(409.6B, B.C.Z.R.)

- In addition to all other applicable requirements, such parking facilities shall be subject to the following conditions:
 - The land on which used must adjoin or be across an alley or street from the business or industry involved.
 - Only passenger vehicles, excluding buses, may use the parking facility.
 - No loading, service, or any use other than parking shall be permitted.
 - Lighting shall be regulated as to location, direction, hours of illumination, glare, and intensity, as required.
 - A satisfactory plan showing parking arrangement and vehicular access must be provided.
 - Method and area of operation, provision for maintenance, and permit hours of use shall be specified, and regulated as required.
 - Any conditions not listed above which, in the judgment of the Zoning Commissioner, are necessary to ensure that the parking facility will not be detrimental to adjacent properties.

NOTE: 8' SETBACK REQUESTED INSTEAD OF REQUIRED 10'
NOTE: VARIANCE TO BACKUP AREA FOR PARKING SPACES REQUIRED UNDER SECTION 409.6A.5 OF B.C.Z.R. IS REQUESTED

GENERAL NOTES (CON'D)

19) STEVE WEBER OF BALTIMORE COUNTY DEPT. OF TRAFFIC ENGINEERING HAS CONFIRMED THAT THE PROXIMITY OF PARKING SPACES TO WALNUT STREET IS SATISFACTORY.

PREPARED BY:
HICKS ENGINEERING COMPANY, INC.
200 EAST JOSEPH ROAD
FOND DU LAC, WISCONSIN 53404
494-0001

DONALD E. HICKS

DATE



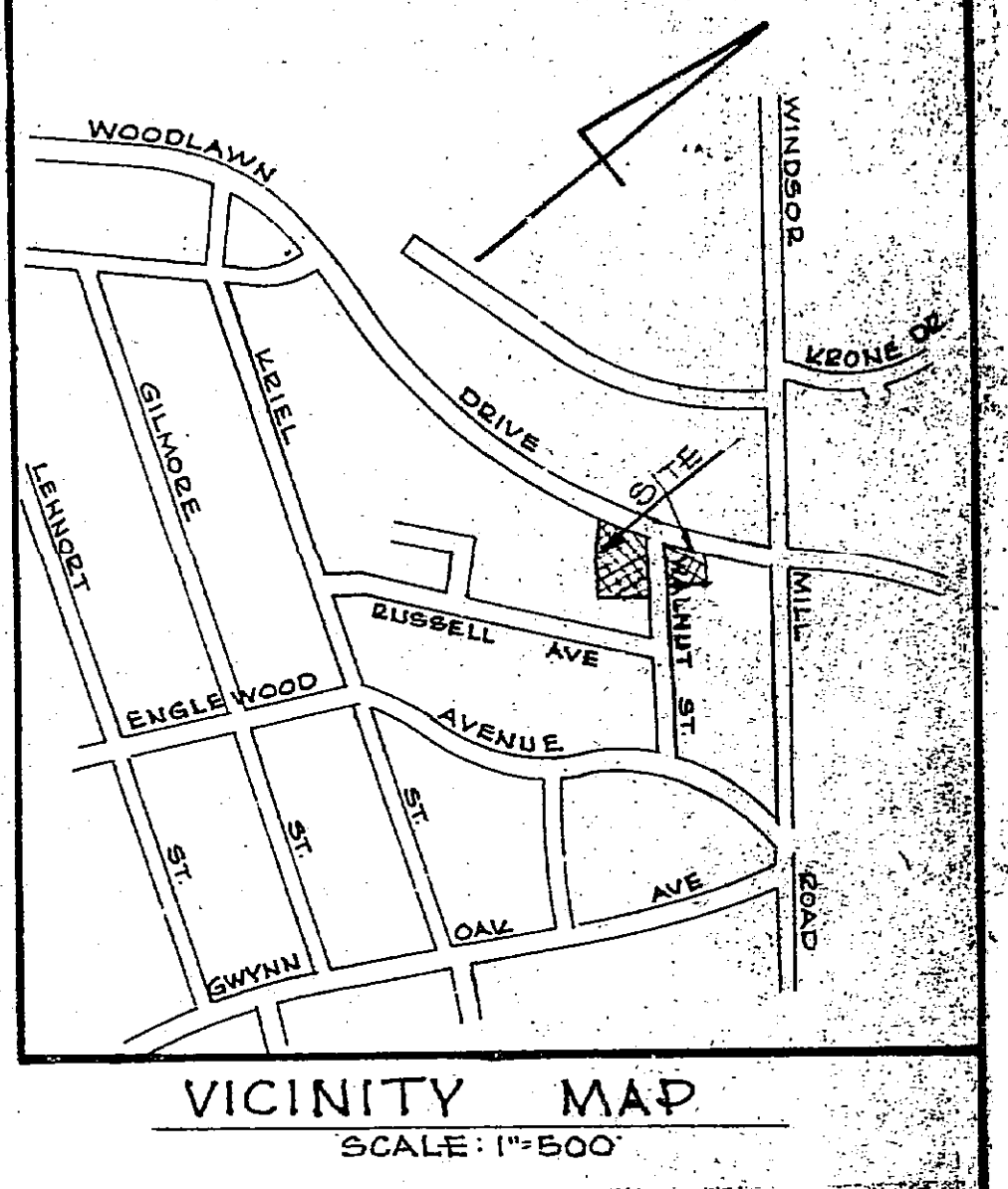
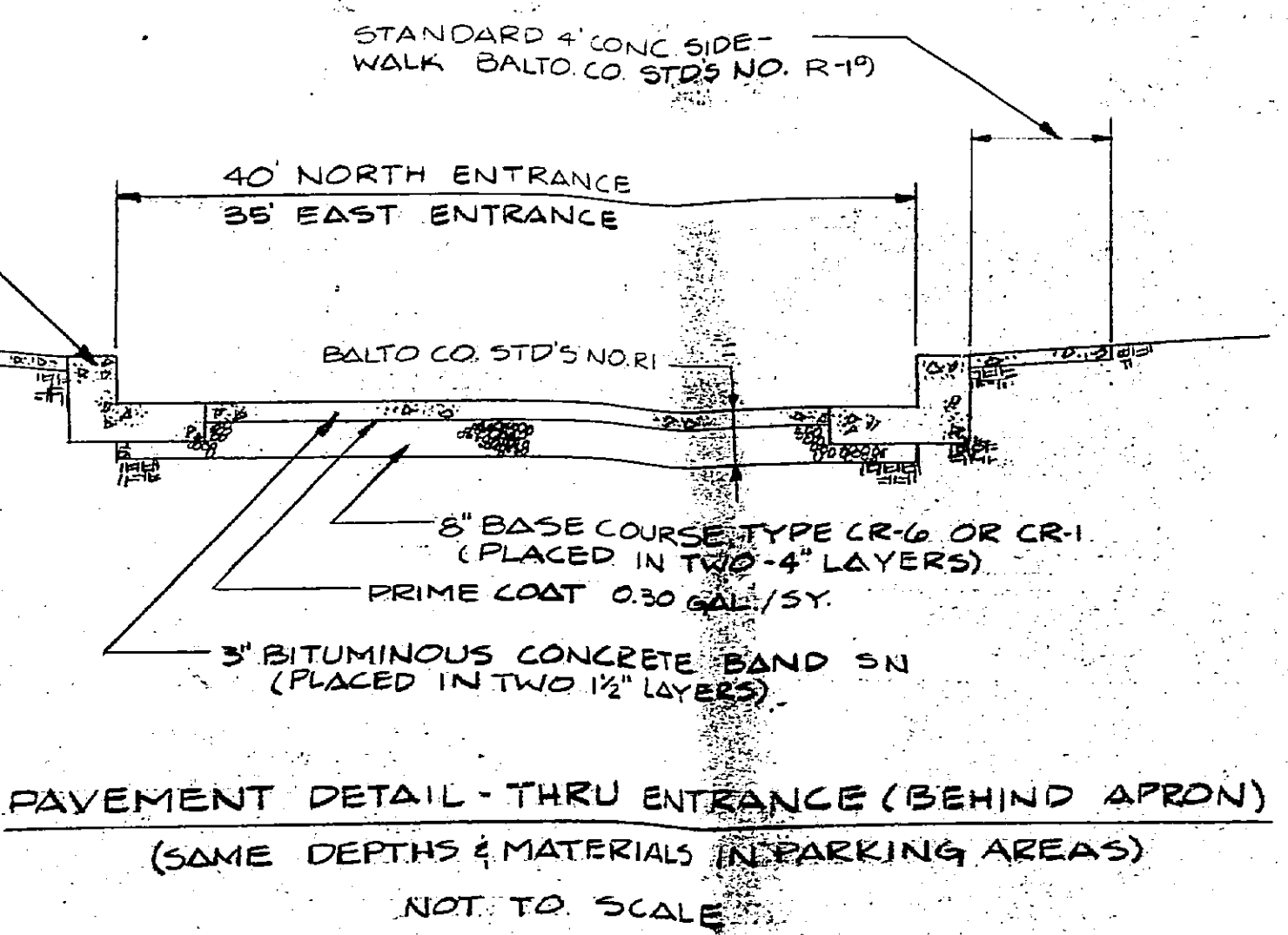
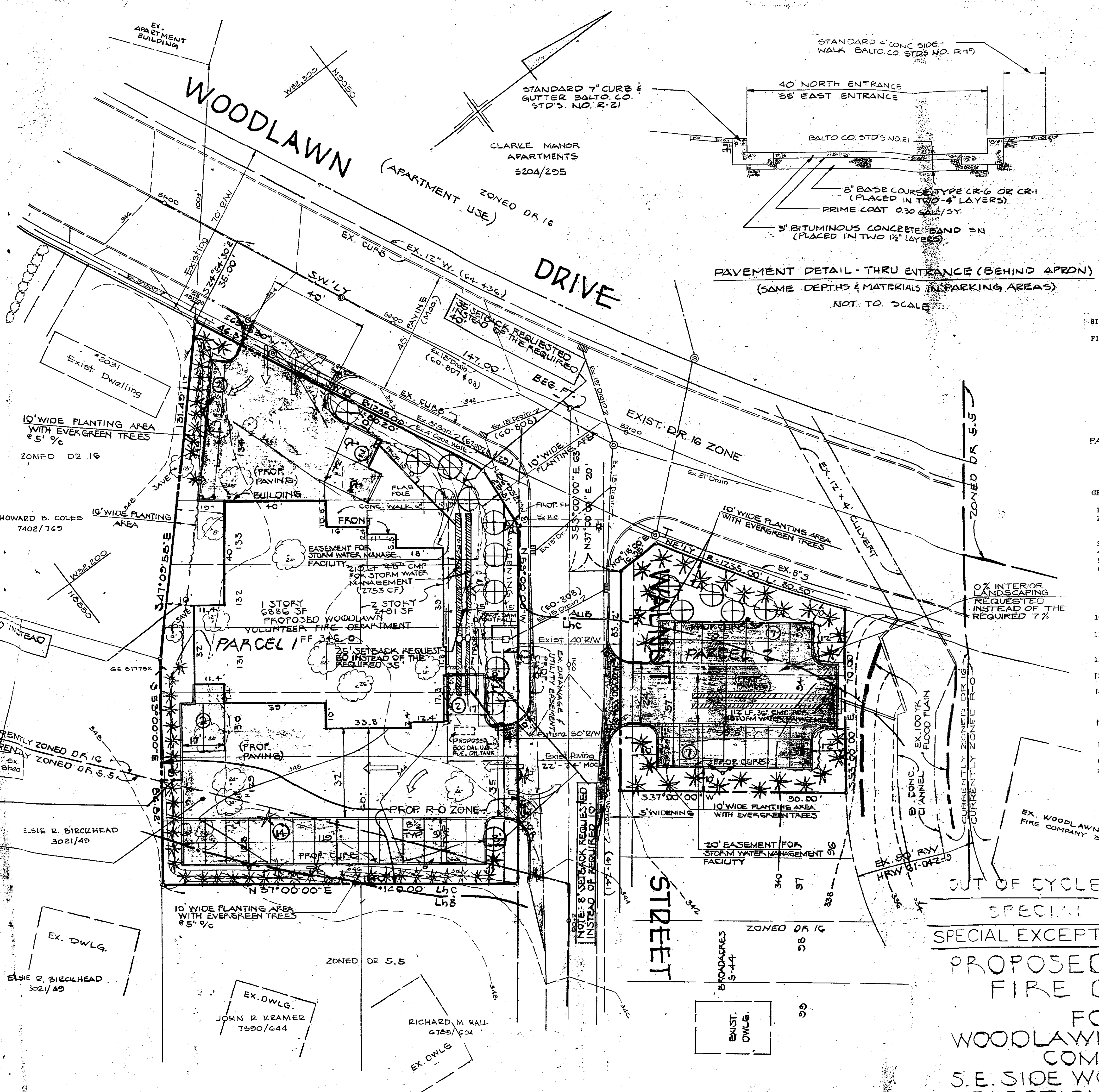
NOTE: SEE SHEET 2 FOR LIST OF VARIANCES, SPECIAL EXCEPTIONS, ETC.

10-24-90	OWNED EXISTING LOT FOR PLANTING WITHIN 5'
10-24-90	20' SETBACK FROM PARCEL 2
6-10-90	PER BALTO. CO. ZONING COMMENTS
6-4-90	PER CARL RICHARDS REVIEW
5-24-90	PER ZONING OFFICE LETTER 5-18-90
2/5/91	PER BALTO. CO. DEPT. OF ZONING COMMENTS
11-12-90	PER V.B. COMMENTS
11/10/90	CHANGE TITLE ADD NOTE 12
DATE	REVISION

OWNER/APPLICANT
WOODLAWN VOL. FIRE COMPANY
5425 WINDSOR MILL ROAD
BALTO., MD. 21207
265-8666
DEED REF. 2004645
507/1204
PROPERTY NOS 0102555010
0102555000
0102555001

OUT OF CYCLE ZONING RECLASS.
SPECIAL HEARING
SPECIAL EXCEPTION & VARIANCES
PROPOSED VOLUNTEER
FIRE DEPARTMENT

FOR
WOODLAWN VOLUNTEER FIRE
COMPANY
S.E. SIDE WOODLAWN DRIVE
ELECTION DISTRICT 2-C1
BALTIMORE COUNTY, MARYLAND
SCALE: 1" = 20'
MAY 24, 1990



SITE ANALYSIS:
FIRE DEPARTMENT SITE (PARCEL 1)
EXISTING ZONING.....DR 16 & DR 5.5
GROSS AREA.....0.58 AC.
NET AREA.....0.56 AC.
(DR 5.5 = 0.074 AC - DR 16 = 0.486 AC)
BUILDING AREA.....9377 S.F.
(F.F. = 6886 S.F. - 2ND FL. = 2491 S.F.)
FLOOR AREA RATIO.....0.37
PARKING PROVIDED.....20 SPACES + 2 HANDICAPPED
PARKING REQUIRED (FF 6886 S.F. @ 3.5/1000 = 22.7; 2ND FL. 2491 S.F. @ 3.5/1000 = 8.2)
PARKING LOT SITE (PARCEL 2)
EXISTING ZONING.....DR 16
GROSS AREA.....0.17 AC.
NET AREA.....0.16 AC.
PARKING PROVIDED.....14 SPACES

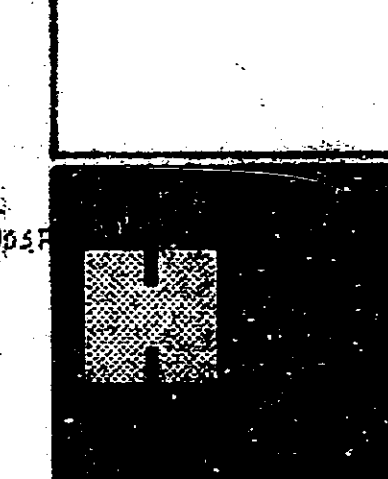
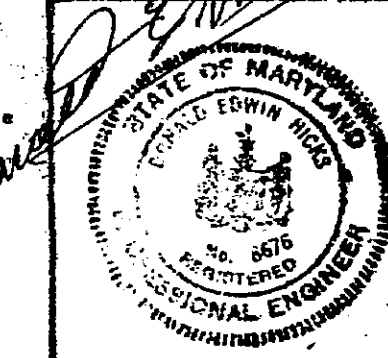
GENERAL NOTES:

- NO WELL OR SEPTIC AREAS EXIST.
- NO 25% SLOPES, STREAMS, FLOODPLAINS, HISTORIC BUILDINGS, ARCHEOLOGICAL SITES, ENDANGERED SPECIES HABITAT, HAZARDOUS MATERIALS SITES OR WETLANDS EXIST.
- CERVIS TRACT 4024.05
- WATERSHED 25 SUBWERSHED 71
- A.D.T. = 30
- STORMWATER MANAGEMENT FACILITIES WILL MAINTAINED BY OWNER.
- HOURS OF OPERATION - 24 HOURS
- MAXIMUM NUMBER OF EMPLOYEES - 14
- LIGHTING SHALL BE LOW ILLUMINATION AND SHALL BE DIRECTED AWAY FROM RESIDENTIAL PROPERTIES. (SHOWN THUS)
- NO BUILDINGS EXIST WITHIN 200 FEET OF JOINT PROPERTY LINES EXCEPT AS SHOWN HEREON.
- THIS SITE IS A PORTION OF A CRG PLAN (PLAN NO. 89092) PREVIOUSLY SUBMITTED FOR COUNTY REVIEW. A CONTINUED MEETING WAS REQUESTED ON JUNE 16, 1989. SEE NOTE 15.
- EXISTING RESIDENCE AND GARAGE ON FIRE DEPARTMENT SITE HAS BEEN RAZED.
- THERE ARE NO FREE STANDING SIGNS PROPOSED ON THESE SITES.
- BASED ON COMMENTS OF THE CRG MEETING MENTIONED IN NOTE 11, THE DEPT. OF TRAFFIC ENGINEERING HAS NO OBJECTION TO THE DIRECT PARKING ACCESS TO THE VEHICLE TRAVELWAYS.
- ALL PARKING, MANEUVERING AND ACCESS ISLES WILL BE PAVED WITH BIT. CONC. AND PERMANENTLY STRIPED.
- SEE PREVIOUSLY FILED ZONING PETITION SB 90-416-3PHXA (POSTPONED)
- NO HALL/CATERING/MEETING USE IS PROPOSED
- SHOULD THE BOARD OF APPEALS DETERMINE THAT CRG APPROVAL IS REQUIRED PER B.C.Z.R. SECT. 203.3.D, THEN THE PETITIONER SHALL SUBMIT A PLAN FOR CRG. PROCESSING.

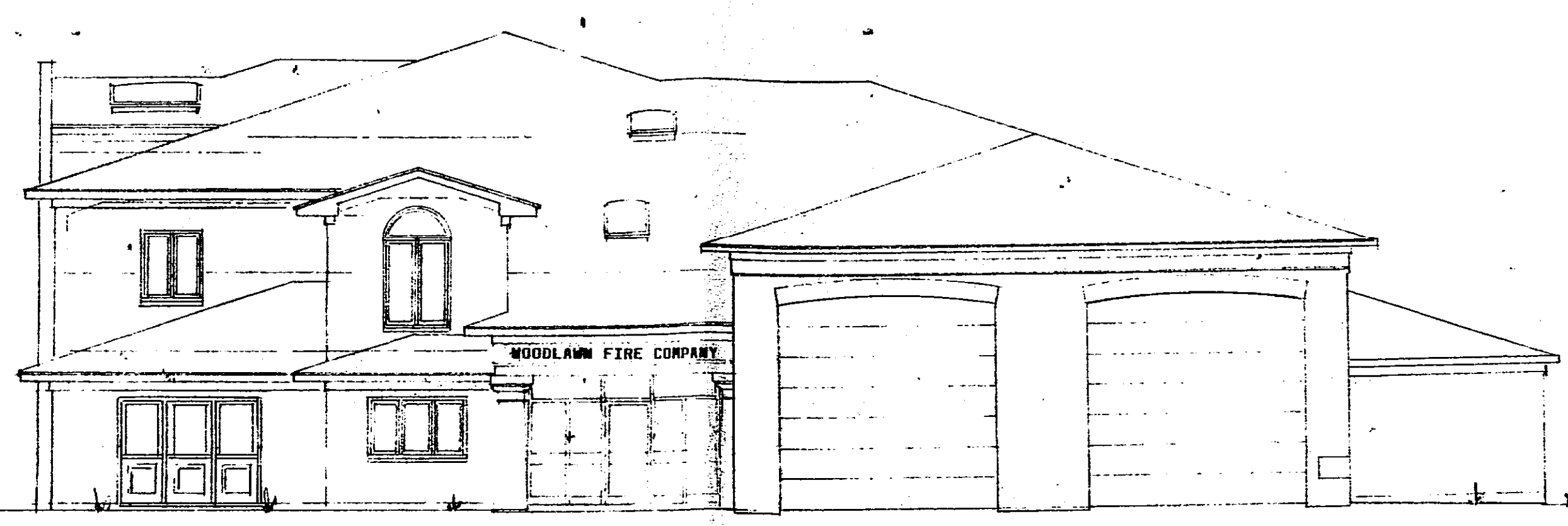
HICKS ENGINEERING COMPANY, INC.
ENGINEERS - SURVEYORS - PLANNERS
200 EAST JOPPA ROAD SUITE 402
TOWSON, MARYLAND 21204

REVISION	DATE	BY	ITEM
A	22 APR. 89		
B	12 APR. 89		
C	21 APR. 89		
D	11 MAY. 89		
E	REVISED PER COMMENTS FOR NIMC OTH. 2-1-90		
F	REVISED PER BALD CO. ZONING COMMENTS 6-18-90		

COMPANY QUARTERS & EQUIPMENT FACILITY
FOR
WOODLAWN FIRE CO., INC.
S.W. COR. WOODLAWN DRIVE & VALUET ST.
WOODLAWN, BALTIMORE CO. 21207

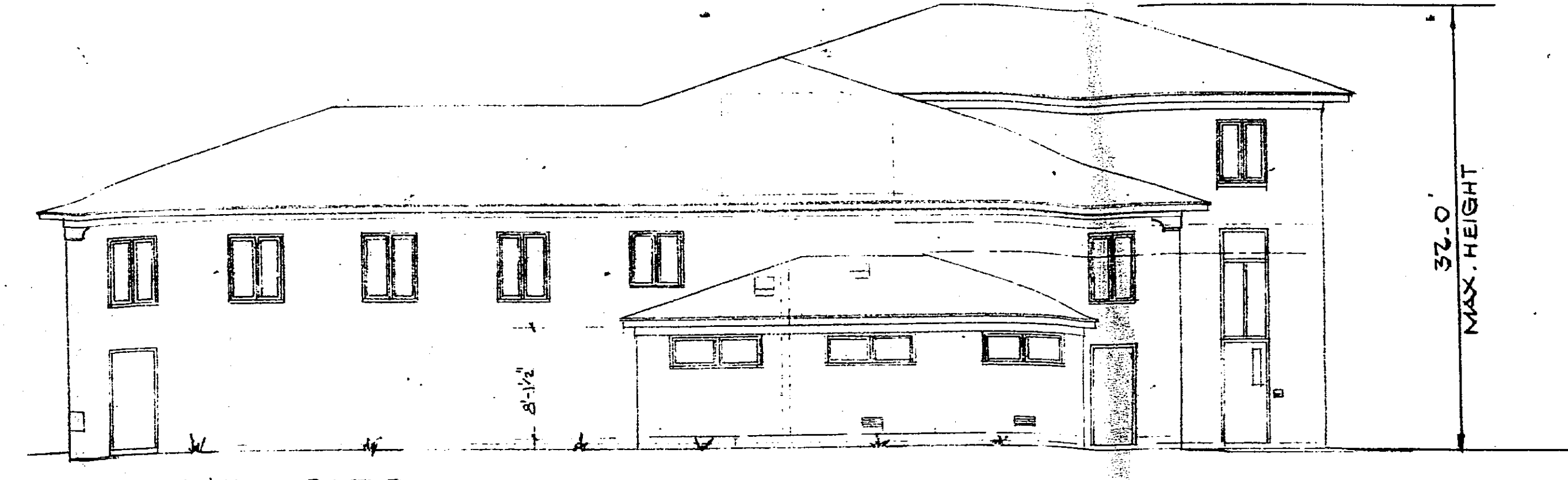


SCHEMATIC STUDY D
13 APR. 89
2

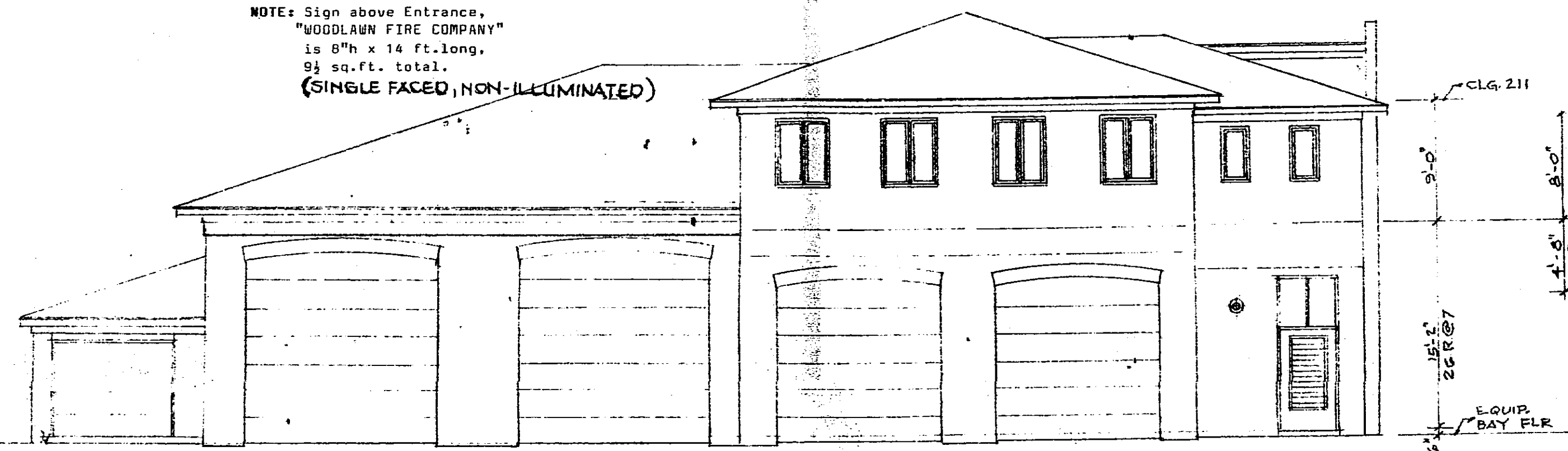


FROM WOODLAWN DRIVE

NOTE: Sign above Entrance, "WOODLAWN FIRE COMPANY" is 8" h x 14" l, long, 93 sq. ft. total. (SINGLE FACED, NON-ILLUMINATED)



RIGHT SIDE



FROM WALNUT STREET

LIST OF VARIANCES, SPECIAL EXCEPTIONS, ETC.

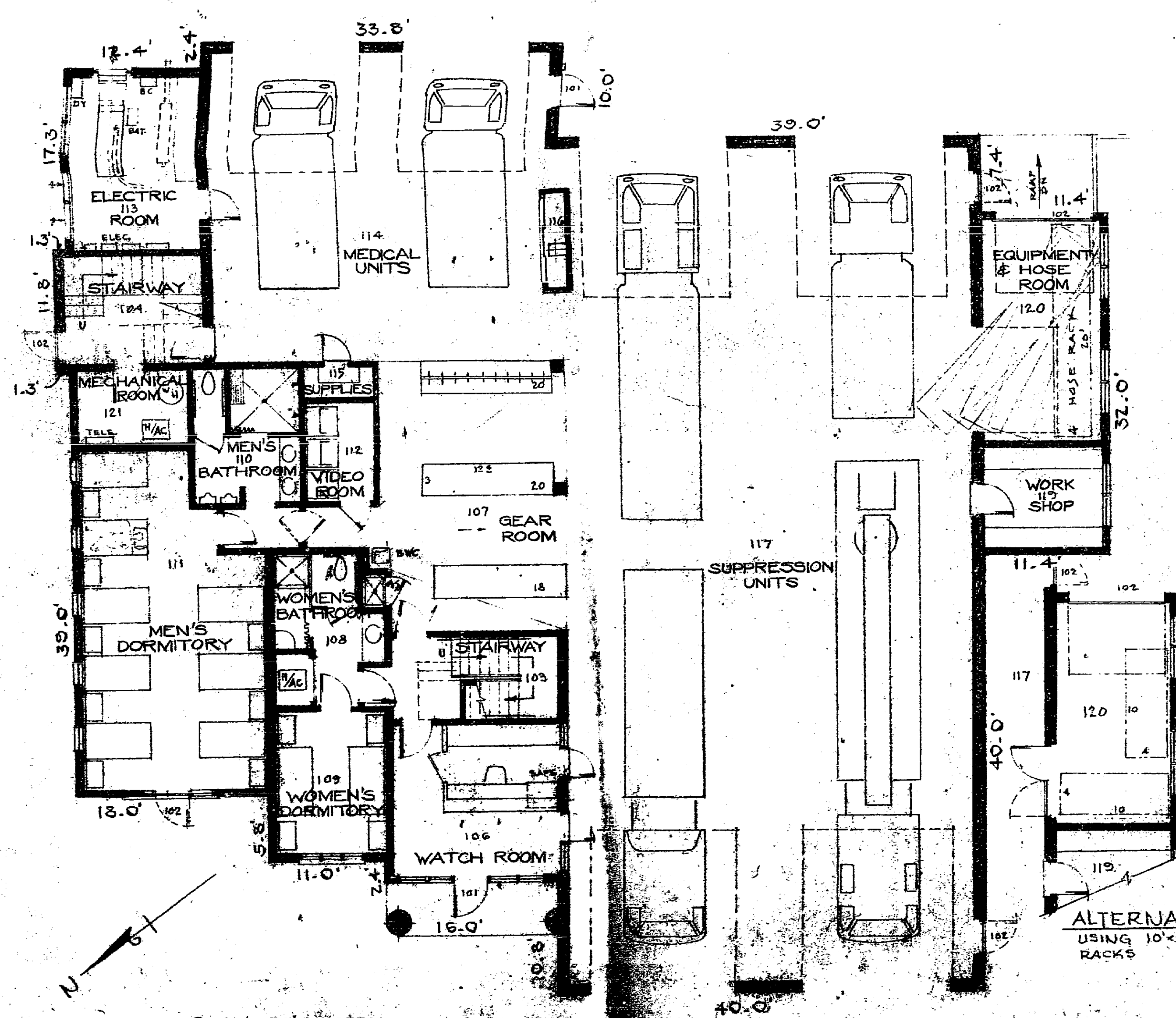
(Parcel 1) a volunteer fire company pursuant to Section 1801.1.0.19 of the Baltimore County Zoning Regulations; to allow a parking plan consisting of 22 spaces in lieu of the required 31 spaces; to determine if a CMO plan is necessary pursuant to Section 203.3.B. (Parcel 2) to determine if a principle use parking lot is subject to Assembly Open Space pursuant to Section 203.4.C.6 (SCR) and to grant, if necessary, a variance of Parcel 2 to allow 04 Assembly Open Space in lieu of the required 74; to grant, if necessary, a use permit for business parking in a Residential Zone; and to permit the following variances of Parcel 1 of the Baltimore County Zoning Regulations:

- 1) Section 1802.2.B (V.B.2.C.M.P.D.) to permit a 35 ft. setback in lieu of the required 40 ft.
- 2) Section 1802.2.B (V.B.2.C.M.P.D.) to permit a 10 ft. interior side setback in lieu of the required 20 ft.
- 3) Section 1802.2.B (V.B.2.C.M.P.D.) to permit a 25 ft. street side setback in lieu of the required 35 ft.
- 4) Section 1802.2.B (V.B.2.C.M.P.D.) to permit a 35 ft. rear of side setbacks in lieu of the required 55 ft.
- 5) Section 409.8.A.4 to permit a 5 ft. setback from the street line in lieu of the required 10 ft.
- 6) Section 409.8.A.5 to permit detached stairs in lieu of the required back up aisle.

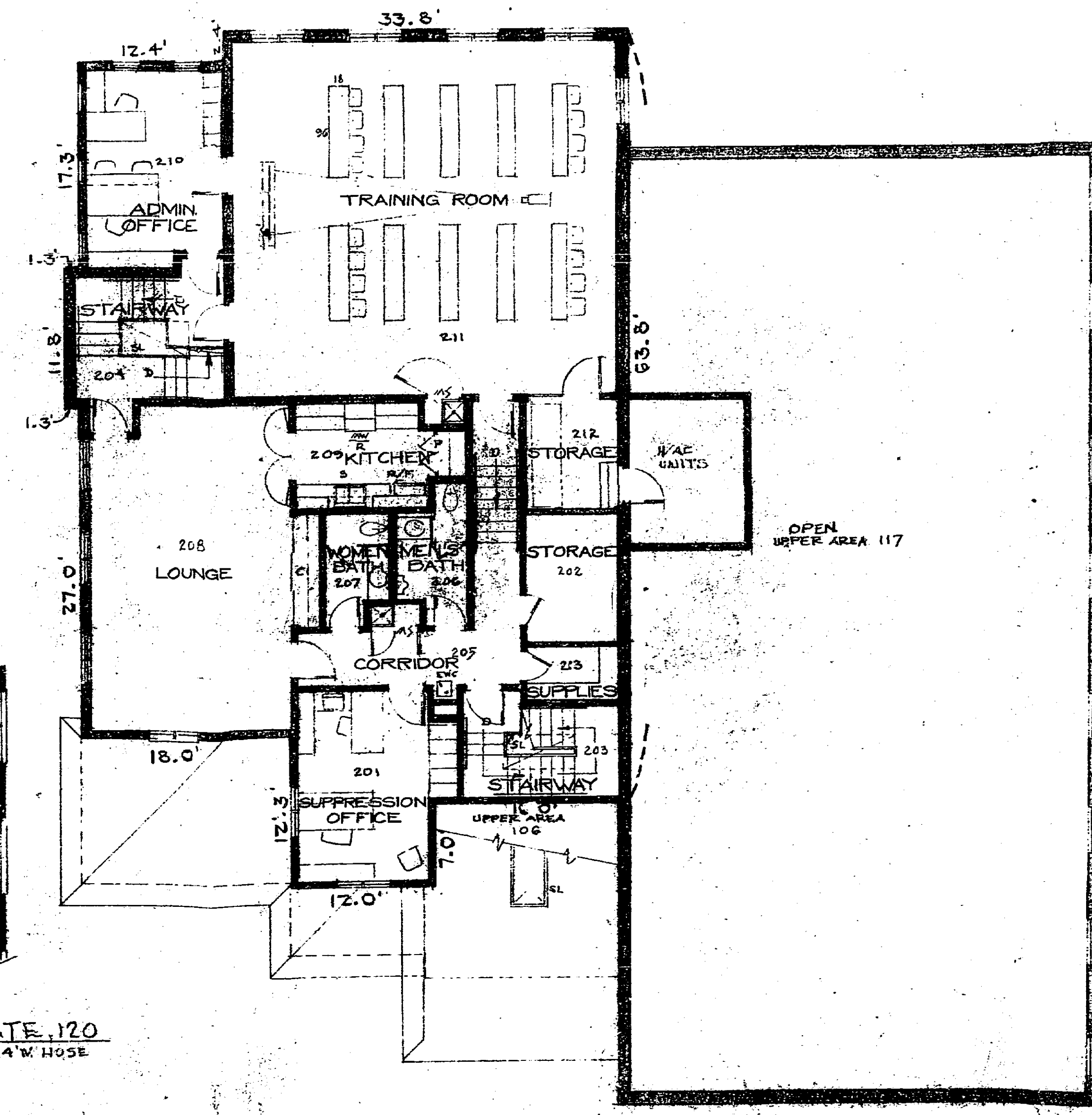
NOTE: THERE ARE NO FREESTANDING SIGNS ON THE PROPERTY

LEGEND

101 Entry - Card Control	209 Suppression Office 199 S.F.
102 Door, open fire ins. only	210 Storage 79 S.F.
103 Stairwell	211 Stairwell
104 Stairwell	212 Stairwell
105 Corridor	213 Corridor
106 Match Room 210 S.F.	214 Men T. 55 S.F.
107 Turn Out Gear 406 S.F.	215 Women T. 42 S.F.
108 Men's Bath & T. 88 S.F.	216 Lounge 45 S.F.
109 Women's Bath 140 S.F.	217 Kitchen 98 S.F.
110 Men's Bath & T. 125 S.F.	218 Administration Office 204 S.F.
111 Men's Room 45 S.F.	219 Training Room 390 S.F.
112 Video Room	220 Table & Chair Room 83 S.F.
113 Generator & Elec. Dist. 204 S.F.	221 Office Supplies 34 S.F.
114 Medical Units	
115 Medical Supplies	
116 Closets	
117 Suppression Units 234 S.F. 2-STORIES HIGH	
118 Closets	
119 Work Shop 104 S.F.	
120 Equip. & Hose Rack 220 S.F.	
121 Equip. Rack & Hose 72 S.F.	



FIRST FLOOR



SECOND FLOOR

ALTERNATE 120 USING 10' x 4' W. HOSE RACKS

PETITION FOR OUT OF CYCLE RECLASSIFICATION

Petition to reclassify the property from D.R. 16 and D.R. 5.5 zones to a R.O. zone.

PETITION FOR SPECIAL EXCEPTION

For A Volunteer Fire Company.

PETITION FOR ZONING VARIANCES

(Parcel #1) to permit 22 parking spaces in lieu of the required 31 spaces; to permit a 35 ft. setback in lieu of the required 40 ft.; to permit a 10 ft. interior side setback in lieu of the required 20 ft.; to permit a 25 ft. street side setback in lieu of the required 35 ft.; to permit a 35 ft. sum of side setbacks in lieu of the required 55 ft.; to permit 8 ft. setback from the street line in lieu of the required 10 ft.; and to permit dead-end aisles in lieu of the required back-up space

(Parcel 2) to grant, if necessary, a variance to allow 0% Amenity Open Space in lieu of the required 7% and to grant, if necessary, a use permit for business parking in a residential zone.

PETITION FOR SPECIAL HEARING

To determine if a C.R. C. plan is necessary; and (Parcel #2) to determine if a principal use parking lot is subject to Amenity Open Space.

TIME: 10:00 a.m.
DATE: WEDNESDAY, OCTOBER 24, 1990
LOCATION: County Office Building, Room 301
111 W. Chesapeake Avenue
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

cc: Woodlawn Volunteer Fire Company
Herbert R. O'Connor, III, Esq.

Baltimore County
Department of Public Works
Bureau of Traffic Engineering
Courts Building, Suite 406
Towson, Maryland 21204
(301) 887-3554

October 4, 1990



Dennis F. Rasmussen
County Executive

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

RE: Out of Cycle Zoning Reclassification
Case Number CR-91-100 SPHXA
Woodlawn Volunteer Fire Company

Dear Mr. Hackett:

The request variance to parking can be expected to cause some difficulties for parking in the area.

Please see the CRG comments for this site.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Traffic Engineer Associate II

MSF/jw

RECEIVED
OCT 9 1990

ZONING OFFICE

93-1 WD 6-13006
COUNTY BOARD OF APPEALS
RECEIVED

Baltimore County
Office of Planning & Zoning
County Courts Building, Suite 406
401 Bosley Avenue
Towson, Maryland 21204
(301) 887-3211
Fax (301) 887-3302

P. David Fields
Director

October 4, 1990



Dennis F. Rasmussen
County Executive

To: William Hackett, Chairman
Board of Appeals

From: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Case No. CR-91-100 SPHXA
Woodlawn Volunteer Fire Company, Inc.

The Planning Board certified that the zoning reclassification petition filed on behalf of Woodlawn Volunteer Fire Company, Inc., owner, should be exempted from the regular cyclical procedure. The Board's Resolution was unanimously approved by the County Council on September 4, 1990.

Pursuant to Section 2-58.1(i) of the Baltimore County Code, the following recommendation is submitted in the attached report regarding the above-referenced case.

P. David Fields
P. David Fields
Director

PDF:cmn

WOODLAWN.VFC/PETITION

94-8 WA 01 13006

STV344 20 QUAY LINDO
#231330

CASE NO. CR-91-100-SPHXA

PETITIONER:

Woodlawn Volunteer Fire Company, Inc.

REQUESTED ACTION:

Reclassification to R-O (Residential Office)

The Petitioner requests a Special Hearing, Special Exception, and Variances for (Parcel 1) a volunteer fire company pursuant to Section 1801.1.C.19 of the Baltimore County Zoning Regulations; to allow a parking plan consisting of 22 spaces in lieu of the required 31 spaces; to determine if a CRG plan is necessary pursuant to Section 203.3.B; (Parcel 2) to determine if a principle use parking lot is subject to Amenity Open Space pursuant to Section 203.4.C.6 (BCZR) and to grant, if necessary, a variance of Parcel 2 to allow 0% Amenity Open Space in lieu of the required 7%; to grant, if necessary, a use permit for business parking in a residential zone; and to permit the following variances of Parcel 1 of the Baltimore County Zoning Regulations:

- 1) Section 1802.2.B. (V.B..2.C.M.P.D.) to permit a 35 ft. setback in lieu of the required 40 ft.
- 2) Section 1802.2.B. (V.B.2.C.M.P.D.) to permit a 10 ft. interior side setback in lieu of the required 20 ft.
- 3) Section 1802.2.B. (V.B.2.C.M.P.D.) to permit a 25 ft. street side setback in lieu of the required 35 ft.
- 4) Section 1802.2.B. (V.B.2.C.M.P.D.) to permit a 35 ft. sum of side setbacks in lieu of the required 55 ft.
- 5) Section 409.8.A.4 to permit an 8 ft. setback from the street line in lieu of the required 10 ft.
- 6) Section 409.8.A.5 to permit dead end aisles in lieu of the required back up aisles.

EXISTING ZONING:

D.R.16 and D.R.5.5 (Density Residential 16 and 5.5 dwelling units per acre, respectively)

LOCATION:

Corner of the southeast side of Woodlawn Drive and the northeast and southwest of Walnut Street

Woodlawn Volunteer Fire Company, Inc.
Case No. CR-91-100-SPHAX
Page 2

AREA OF SITE:

.58 acres

ZONING OF ADJACENT PROPERTY/USE:

North - D.R.16, Multi-family dwellings (apartments)
South - D.R.5.5, Single-family, detached dwelling
East - R.O. and D.R.16, Existing Volunteer Fire Company and a single-family dwelling, respectively
West - D.R.16, Multi-family dwellings (apartments)

SITE DESCRIPTION:

The site is currently unimproved and is generally flat from Woodlawn Drive to the rear property line. Bisected by Walnut Street, the property drains into an existing concrete channel that is located within a 100 year flood plain.

PROPERTIES IN THE VICINITY:

The subject parcel abuts the existing Woodlawn Volunteer Fire Company, zoned R.O., to the northeast. Apartments are located to the west and single-family, detached dwellings are positioned to the south and east of the site.

WATER AND SEWERAGE:

The parcel is served by public water and sewer. The area is designated as W-1, S-1 (existing service area) according to the Master Water and Sewer Plan.

TRAFFIC AND ROADS:

Ingress and egress to the site is available from Woodlawn Drive and Walnut Street.

ZONING HISTORY:

During the 1988 Comprehensive Zoning Map Process, an issue was filed for zoning change on the existing Woodlawn Volunteer Fire Company property (this site is adjacent to the property currently under petition). The original issue requested a change from D.R.5.5 to B.L. Based upon a detailed and thorough analysis of the site and the surrounding area, the Baltimore County Planning Board recommended R.O. zoning be applied to the Petitioner's site. Concurring with the Board's recommendation, the County Council voted to rezone the property to R.O.

Woodlawn Volunteer Fire Company, Inc.
Case No. CR-91-100-SPHAX
Page 3

The property currently under petition has been zoned D.R.5.5 and D.R.16 since 1976.

MASTER PLAN/COMMUNITY PLANS:

The subject site, as designated by the adopted 1989-2000 Baltimore County Master Plan, is located in a community conservation area. In addition, the property is located within the Woodlawn/Liberty Community Plan area. The Baltimore County Master Plan strongly supports the idea of conserving, protecting and enhancing older residential areas, (p.85) both through county-wide strategies, and through local community plans. The development of this site should address the issue of providing an adequate buffer area between the proposed use and the existing residential area. The landscape aspect of sites such as these, is considered to be an important element in community conservation.

PROPOSED VS. EXISTING ZONING:

Regulations governing the R.O. zone may be found in Section 203 of the Baltimore County Zoning Regulations. Section 1801.1A outlines the provision of the D.R. zones.

The R.O. zone was created to accommodate houses converted to office buildings (Class A) and small (Class B) office buildings in predominately residential areas on sites adjacent to commercial activity, heavy traffic, or other similar factors which can no longer be restricted solely to residential uses. Buildings and uses in R.O. zones should be compatible with nearby residential properties.

DOCUMENTED SITE PLAN:

The documented site plan indicates a 6,836 sq. ft., free-standing fire house. Elevation drawings submitted with the Petitioner's request provide front, rear, side elevations. In addition, first and second level floor plans have been provided. The proposed building is a 32 ft. high, two-story structure with a pitched roof. The plan also indicates a parking area on Parcel 2 to contain 14 parking spaces. The combined parking total for Parcel 1 and 2 is 34 spaces; current parking regulations require 31 parking spaces.

The attachment of conditions are of particular concern to staff inasmuch as pursuant to Section 22-42(8) of the Baltimore County Code, volunteer fire companies have been exempted from the CRG process. Therefore, staff may have no further opportunity to review this project. Should the Petitioner's request be granted, staff recommends the following conditions be attached.

Woodlawn Volunteer Fire Company, Inc.
Case No. CR-91-100-SPHAX
Page 4

- Any lighting fixtures used for illumination and security purposes shall be arranged to reflect light away from adjacent residential properties and public streets.
- Dumpsters should be fully enclosed and landscaped.
- The Petitioner shall submit a landscape plan to the Deputy Director of the Office of Planning and Zoning prior to the issuance of any building permits.
- A note shall be included on the landscape plan indicating that any planting provided in the public right-of-way shall be maintained by the Petitioner.
- The landscape plan shall include an enhanced area of landscaping adjacent to the residential properties located to the south and west of the subject site.

CYCZ91.100/CYCLE

RE: PETITION FOR RECLASSIFICATION : BEFORE THE COUNTY BOARD OF APPEALS
FROM D.R. 16 and D.R. 5.5 TO :
R.O. ZONE : OF BALTIMORE COUNTY
SE/S Woodlawn Dr., Corner of :
NE/S and SW/S Walnut St. : Case No. CR-91-100-SPHXA
2nd Election District : (out-of-cycle)
1st Councilmanic District :
WOODLAWN VOLUNTEER FIRE :
COMPANY, Petitioner : ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notices should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Phyllis Cole Friedman
Phyllis Cole Friedman
People's Counsel for Baltimore County

Peter Max Zimmerman
Peter Max Zimmerman
Deputy People's Counsel
Room 304, County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204
(301) 887-2188

I HEREBY CERTIFY that on this 18th day of September, 1990, a copy of the foregoing Entry of Appearance was mailed to Herbert R. O'Connor, III, Esquire, Venable, Baetjer and Howard, 210 Allegheny Ave., P.O. Box 5517, Towson, Maryland 21285-5517, Attorney for Petitioner.

Peter Max Zimmerman
Peter Max Zimmerman

90 SEP 17 PM 3:15
COUNTY BOARD OF APPEALS
RECEIVED

IN THE MATTER OF *
WOODLAWN VOLUNTEER FIRE COMPANY *
FOR AN OUT-OF-CYCLE ZONING *
RECLASSIFICATION, SPECIAL HEARING, *
SPECIAL EXEMPTION, AND VARIANCES ON *
PROPERTY LOCATED ON S.E. SIDE OF *
WOODLAWN DRIVE, CORNER N.E. SIDE *
AND S.W. SIDE OF WALNUT STREET *
FROM DR. 16 AND DR. 5.5 TO RO *
*
SECOND ELECTION DISTRICT *
FIRST COUNCILMATIC DISTRICT *
*
WOODLAWN VOLUNTEER FIRE COMPANY, *
PETITIONER *

BEFORE THE *
BOARD OF APPEALS OF *
BALTIMORE COUNTY *
CASE NO.: CR 91-100-SPHXA

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the Board of Appeals of Baltimore County at the hearing for the matter captioned above on Wednesday, October 24, 1990 at 10:00 a.m. in Room 301, located at the County Office Building and continuing thereafter if necessary for such witness' testimony and as scheduled by the Director of the Board of Appeals.

Witness: Paul H. Reincke, Chief
Baltimore County Fire Department
Address: 700 E. Joppa Road
9th Floor
Towson, Maryland 21204
(Baltimore County)

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204
(301) 823-4111

The witness named above is hereby ordered to so appear before the County Board of Appeals.

Linda Kuyman
County Board of Appeals of
Baltimore County

90 OCT 11 PM 1:54
RECEIVED
COUNTY BOARD OF APPEALS

IN THE MATTER OF *
WOODLAWN VOLUNTEER FIRE COMPANY *
FOR AN OUT-OF-CYCLE ZONING *
RECLASSIFICATION, SPECIAL HEARING, *
SPECIAL EXEMPTION, AND VARIANCES ON *
PROPERTY LOCATED ON S.E. SIDE OF *
WOODLAWN DRIVE, CORNER N.E. SIDE *
AND S.W. SIDE OF WALNUT STREET *
FROM DR. 16 AND DR. 5.5 TO RO *
*
SECOND ELECTION DISTRICT *
FIRST COUNCILMATIC DISTRICT *
*
WOODLAWN VOLUNTEER FIRE COMPANY *
PETITIONER *

BEFORE THE *
BOARD OF APPEALS OF *
BALTIMORE COUNTY *
CASE NO.: CR 91-100-SPHXA

RETURN OF PRIVATE PROCESS SERVER

I, the undersigned hereby certify that I executed service of process upon Chief Paul H. Reincke, Baltimore County Fire Department, by delivering and leaving a copy of the subpoena issued by this Court on October 11, 1990. I further certify that I am over eighteen years of age and am not a party to this action. I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information and belief.

Barbara A. White
Barbara A. White

90 OCT 12 AM 9:20
RECEIVED
COUNTY BOARD OF APPEALS

IN THE MATTER OF *
WOODLAWN VOLUNTEER FIRE COMPANY *
FOR AN OUT-OF-CYCLE ZONING *
RECLASSIFICATION, SPECIAL HEARING, *
SPECIAL EXEMPTION, AND VARIANCES ON *
PROPERTY LOCATED ON S.E. SIDE OF *
WOODLAWN DRIVE, CORNER N.E. SIDE *
AND S.W. SIDE OF WALNUT STREET *
FROM DR. 16 AND DR. 5.5 TO RO *
*
SECOND ELECTION DISTRICT *
FIRST COUNCILMATIC DISTRICT *
*
WOODLAWN VOLUNTEER FIRE COMPANY, *
PETITIONER *

BEFORE THE *
BOARD OF APPEALS OF *
BALTIMORE COUNTY *
CASE NO.: CR 91-100-SPHXA

SUBPOENA

Please issue a Subpoena to the following named witness to appear before the Board of Appeals of Baltimore County at the hearing for the matter captioned above on Wednesday, October 24, 1990 at 10:00 a.m. in Room 301, located at the County Office Building and continuing thereafter if necessary for such witness' testimony and as scheduled by the Director of the Board of Appeals.

Witness: Ervin McDaniel, Community Planner
Office of Planning and Zoning
County Courts Building, Room 406
401 Bosley Avenue
Towson, Maryland 21204

Robert A. Hoffman, Esquire
Venable, Baetjer & Howard
210 Allegheny Avenue
P. O. Box 5517
Towson, Maryland 21204
(301) 823-4111

The witness named above is hereby ordered to so appear before the County Board of Appeals.

County Board of Appeals of
Baltimore County

90 OCT 17 PM 3:10
RECEIVED
COUNTY BOARD OF APPEALS

IN THE MATTER OF *
WOODLAWN VOLUNTEER FIRE COMPANY *
FOR AN OUT-OF-CYCLE ZONING *
RECLASSIFICATION, SPECIAL HEARING, *
SPECIAL EXEMPTION, AND VARIANCES ON *
PROPERTY LOCATED ON S.E. SIDE OF *
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AND S.W. SIDE OF WALNUT STREET *
FROM DR. 16 AND DR. 5.5 TO RO *
*
SECOND ELECTION DISTRICT *
FIRST COUNCILMATIC DISTRICT *
*
WOODLAWN VOLUNTEER FIRE COMPANY *
PETITIONER *

BEFORE THE *
BOARD OF APPEALS OF *
BALTIMORE COUNTY *
CASE NO.: CR 91-100-SPHXA

RETURN OF PRIVATE PROCESS SERVER

I, the undersigned hereby certify that I executed service of process upon Ervin McDaniel, The Office of Planning and Zoning, by delivering and leaving a copy of the subpoena issued by this Court on October 17, 1990. I further certify that I am over eighteen years of age and am not a party to this action. I do solemnly declare and affirm under the penalties of perjury that the matters and facts set forth herein are true to the best of my knowledge, information and belief.

Barbara A. White
Barbara A. White

90 OCT 18 PM 3:29
RECEIVED
COUNTY BOARD OF APPEALS

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: W. Carl Richards
Zoning Office
DATE: September 17, 1990
FROM: Kathleen C. Weidenhammer
County Board of Appeals
SUBJECT: Out-of-Cycle Exemption-
Reclassification Petition /
Woodlawn Volunteer Fire Co., Inc.
Date for Hearing before the Board

Carl:
Pursuant to Section 2-58.1(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Wednesday, October 24, 1990 at 10:00 a.m. in Room 301, County Office Building.

As I mentioned to you last week, the reclassification petition scheduled for hearing on October 24 (HCR-90-409-SPHA, Claridge Towers Co.) will be amended on the record and the amended plan submitted to the Board. Therefore, this date, with the exception of the few minutes it will take for the Board to accept the amendment, has become available for the scheduling of the subject out-of-cycle reclassification petition. I've already advised Gwen of this date in order that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of October 24.

Should you have any questions, please call me at extension 3180.

cc: Gwen Stephens

9/06/90

Received notification from Tom Toporovich regarding out of cycle reclass petition -- Woodlawn Volunteer Fire Co.

Approved by Council for out of cycle exemption - 9/04/90

Must be heard by the Board between October 4 and December 3, 1990.

At this point, we do not have an entire day open during that time frame (dates spelled out by Code). The only possibility at this time is the morning of October 26, 1990 (received continuance request 9/06/90).

I've spoken with Carl Richards --will send him a copy of the Council's approval for out of cycle status; usually advise him of hearing date for purposes of advertising and posting at same time.

Any thoughts on date?

Also --Spoke with him regarding the Board's not being advised when these requests are filed. Since we do have to hold dates, and dates are very valuable at this time, unless we know an out of cycle is in the works, we cannot begin to look for dates to hold. He said he would keep us informed when such requests are first filed.

Upon receipt of my letter and Council approval, he will forward to us a skeletal file to be combined with full file prior to hearing.

kath

* Also, look at 10/09/90 -
possible for p.m. c.

Also - DiNenna mentioned
possible amendment to
10/24 reclass.

9/17/90 - Confirmed by telephone with Eric DiNenna; he will only submit amendment to documented site plan on October 24, 1990; therefore Board can use date for Woodlawn Vol Fire Co out of cycle reclass; notified Gwen 9/17/90.

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: W. Carl Richards
Zoning Office
DATE: September 11, 1990
FROM: Kathleen C. Weidenhammer
County Board of Appeals
SUBJECT: Out-of-Cycle Exemption-
Reclassification Petition /
Woodlawn Volunteer Fire Co., Inc.

Carl:

Attached is a copy of a letter received by this office on September 6, 1990 from Tom Toporovich advising of the Council's September 4 approval of the exemption of the subject reclassification petition from the regular cyclical procedure.

In accordance with Section 2-58.1(i), we are attempting to locate an available date on the Board's docket between October 4 and December 3, 1990 on which to schedule this matter for hearing. We are at present looking at a possible date in late October. I expect to have confirmation on the availability of this date by Friday, September 14, 1990, and will advise your office by Friday afternoon so that the necessary steps may be taken to have this petition advertised and posted as required.

If you have any questions, please call me.

encl.

P.S. Also attached FYI is a copy of Dave Fields' July 26th letter of certification to the County Council regarding this petition.



County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 887-3196
Fax (301) 887-5791

COUNCIL

Ronald B. Hickernell
FIRST DISTRICT

Melvin G. Mintz
SECOND DISTRICT

Charles A. Rappapberger, III
THIRD DISTRICT

Barbara F. Bachur
FOURTH DISTRICT

Norman W. Lauenstein
FIFTH DISTRICT

William R. Evans
SIXTH DISTRICT

Dale T. Vols
SEVENTH DISTRICT

Thomas Toporovich
SECRETARY

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL

September 5, 1990

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find a copy of Resolution 49-90 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of Woodlawn Volunteer Fire Company, Inc., Owner, for .75 acres of land on the southeast side of Woodlawn Drive near Walnut Street, Second Councilmatic District, should be exempted from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1988/89 Cumulative Supplement, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Tuesday, September 4, 1990 and is being forwarded to you for appropriate action.

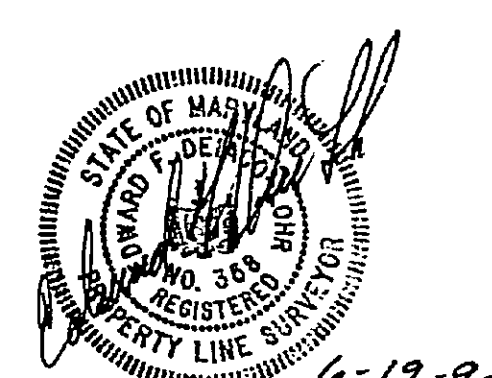
Sincerely,

Thomas Toporovich
Thomas Toporovich
Secretary

TT:dp
Enclosure

cc: Mr. P. David Fields
Mr. Harold Reid

RECEIVED
COUNTY BOARD OF APPEALS
90 SEP -6 PM 2:29



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District: 2004 Date of Posting: 10-2-90
Posted for: Reclassification - Special Hearing - Special Exception
Petitioner: Woodlawn Volunteer Fire Company
Location of property: SE 1/4 of Woodlawn Drive, Corner of NE 1/4 Road
SW 1/4 of Walnut Street
Location of Sign: S. W. Corner of Woodlawn Drive and
Walnut Street
Remarks: As per Petition
Posted by: Signature Date of return: 10-5-90
Number of Signs: 2

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: Ne 3427

Date: 9/17/90 H9100113

	QTY	PRICE
PUBLIC HEARING FEES		
020 - ZONING VARIANCE (OTHER)	1	
040 - SPECIAL HEARING (OTHER)	1	
050 - SPECIAL EXCEPTION	1	
060 - RECLASSIFICATION	1	
070 - SUM OF ABOVE FEES (MAXIMUM)		\$.00
TOTAL:		\$.00

LAST NAME OF OWNER: WOODLAWN VOLUNTEER

Cashier Validation: Please make checks payable to: Baltimore County

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3-90

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-90

THE JEFFERSONIAN,
S. Zebe Orman
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3-90

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-90

OWINGS MILLS TIMES,
S. Zebe Orman
Publisher

\$46.88 correct
\$ 209.21
259.21

Baltimore County
Zoning Commissioner
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

receipt
Account: R-001-6150
Number: Ne 3859

Date: 11/29/90 CR 91-100

M9100407

PUBLIC HEARING FEES QTY PRICE
080 - POSTING SIGNS / ADVERTISING 1 X \$259.21
TOTAL: \$259.21

LAST NAME OF OWNER: WOODLAWN VOL.

040040029HCRC \$259.21
BA 000317PH1-28-90

Cashier Validation: Please make checks payable to: Baltimore County BUSINESS DAY

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3-90

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-90

THE JEFFERSONIAN,
S. Zebe Orman
Publisher

CERTIFICATE OF PUBLICATION

TOWSON, MD., 10-3-90

THIS IS TO CERTIFY, that the annexed advertisement was published in OWINGS MILLS TIMES, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 9-27-90

OWINGS MILLS TIMES,
S. Zebe Orman
Publisher

\$46.88 correct
\$ 209.21
259.21

CR-91-100-SPHXA

BALTIMORE COUNTY, MARYLAND
INTER-OFFICE CORRESPONDENCE

TO: Baltimore County Planning Board DATE: July 9, 1990

FROM: P. David Fields, Director
Office of Planning and Zoning

SUBJECT: Request for Certification - Woodlawn Volunteer Company

The attached letter and other documents from Herbert R. O'Connor, III, Esquire, on behalf of the Woodlawn Volunteer Fire Company, requests certification by the Planning Board for out-of-cycle action on a zoning petition for reclassification of a .58 acre parcel from D.R.16 and D.R.5.5 to a R.O. zone and a .17 acre parcel from D.R.16 to a R.O. zone.

Section 2-58.1(i) of the County Code authorizes the Board to certify to the County Council that expedited scheduling of a reclassification hearing by the Board of Appeals "is manifestly required in the public interest or because of emergency." Neither the certification by the Planning Board nor a concurrence by the County Council would constitute an opinion on the merits of the petition; the effect is simply to take the petition out of the normal cycle zoning schedule for an earlier hearing.

The subject request for certification has been reviewed by OP2 staff, and without taking a position on the merits of the case, we recommend that the Board should certify that early action upon this zoning reclassification petition is required.

R90MEMO.JL/ZAC1

fighting and emergency medical services network organized by the Baltimore County Fire Department. These services obviously relate to the health, safety and general welfare of the community. Therefore, "the public interest" (County Code, §22-24(1)) is served by providing an early hearing on this Petition.

The reasons to support a reclassification of the subject property from DR16 and DR5.5 zones to an R.O zone are apparent on close consideration of the site and the area. First, a residential use of the subject property is not feasible because of the high traffic volume on Woodlawn Drive. Also, the residential character of the neighborhood to the rear of the property suggests that it is inappropriate for a business or high-density use. Since this Petition is presented with a documented site plan, it seeks to satisfy the requirement of Section 203.1C that certain buildings are suitable uses when appropriate restrictions are established. Lastly, there is an inadequate zoning in the area to meet the public need for a volunteer fire company.

For these reasons, Petitioner asks that the reclassification be granted.

Respectfully submitted,
Herbert R. O'Connor, III
Attorney for Petitioner
Woodlawn Volunteer Fire Company, Inc.

MEMO0261.HRO

2

CR-91-100-SPHXA

Baltimore County
Office of Planning and Zoning
County Courts Building, Suite 406
401 Bosier Avenue
Towson, Maryland 21204
(301) 287-3211
Fax (301) 287-3552

P. David Fields
Director

July 26, 1990

Hon. C.A. "Dutch" Ruppertsberger, III
Chairman, Baltimore County Council
County Courthouse
Towson, Maryland 21204

Re: Certification on
Reclassification Petition
(Woodlawn Volunteer Fire
Co., Inc.)

Dear Councilman Ruppertsberger:

At its regular monthly meeting on July 19, 1990, the Baltimore County Planning Board voted, in accordance with Section 2-58.1(i) of the County Code, to certify to the County Council that early action upon the enclosed petition for zoning reclassification of a property on Woodlawn Drive at Walnut Street, filed by the Woodlawn Fire Co., Inc., is manifestly required in the public interest.

Enclosed herewith are copies of the Petition and accompanying information, including a site plan, submitted by the Petitioner. The County planning staff will be pleased to assist the Council in the consideration of this matter.

Sincerely yours,
P. David Fields
Secretary to the Planning Board

FDE/TD/mjm
WOODLAWN/TXWJM

Enclosures

cc: Members, Baltimore County Council
Frank C. Robey, Jr., Administrative Officer
Thomas Toporovich, Secretary-Administrator, County Council
J. Robert Haines, Zoning Commissioner
William T. Hackett, Chairman, Board of Appeals
Phyllis Cole Friedman, Esquire, People's Counsel
Herbert R. O'Connor, III, Esquire

CR-91-100-SPHXA

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: Paul H. Reincke May 9, 1990
Fire Department

FROM: J. Robert Haines
Zoning Commissioner

SUBJECT: Woodlawn Volunteer Fire Company
#90-416-SPHXA

Earlier today I received a telephone call from your office inquiring as to the status of the new Woodlawn Volunteer Fire Company building. In order to clarify the issues, you need to know that there are two completely separate matters concerning this property and the proposed Volunteer Fire Company building.

The first matter is involved in the regular Zoning Commissioner process and is filed as case #90-416-SPHXA, which is a request for Special Hearing, Special Exception and Variances. I have enclosed copies of those petitions for your information. As you can see from the petitions, they were filed in February 1990 and originally scheduled for hearing on April 19, 1990. The hearing was postponed by the attorney for Woodlawn Volunteer Fire Company and has not been rescheduled as of this date. A copy of the postponement letter is enclosed for your information.

The second matter is involved with the reclassification process. A Petition for Reclassification of the property is currently being pursued by Woodlawn Volunteer Fire Company. As you are aware, that process must be followed through the Baltimore County Planning Board to the Baltimore County Board of Appeals. The Zoning Commissioner does not have jurisdiction over this matter. The plans for the reclassification have not been finalized; however, the matter is under review by Mr. Carl Richards, Zoning Coordinator, of my staff.

If you have any questions regarding the above matter, please do not hesitate to contact me at 887-3353.

JRH:scj
cc: W. Carl Richards, Jr. Herb O'Connor
File 444-9157

Baltimore County
Zoning Commissioner
Office of Planning & Zoning
Towson, Maryland 21204
(301) 887-3353
J. Robert Haines
Zoning Commissioner

Dave Billingsley
Central Drafting & Design, Inc.
601 Charwood Court
Edgewood, MD 21040

May 18, 1990

RE: Woodlawn Volunteer Fire Company
Out-of-Cycle Zoning Application -
Site Plans
SE/S Woodlawn Drive & Walnut Street
District: 2c1

Dear Mr. Billingsley:

I am in receipt of a site plan of the above referenced property on 5/15/90 (transmitted dated 5/11/90) to review for an out-of-cycle reclassification petition. The plan has been reviewed for general compliance with the Baltimore County Zoning Regulations as they relate to the petition request. The following comments identify obvious conflicts with the Baltimore County Zoning Regulations, and details necessary in order to determine compliance with these regulations for the application. When these standard and nonstandard details and information is available or provided, it shall be the responsibility of the owner, developer, or developer's engineer to identify all conflicts in advance of any petition filing. The intent of the developer must be clear on the plan and any zoning conflicts must be identified conspicuously on the plan under "Zoning Public Hearing Request" by section. When a public hearing is requested, the assistance received at the time of filing zoning petitions and the following staff comments, although they relate to the property, are not to be construed as definitive nor do they indicate the appropriateness of any public hearing requests:

1. Title Plan - Out-of-Cycle Reclassification -- Redate plan; provide clear prints; change all notes to reflect reclassification; reference previously filed zoning petition postponded.

*Important Note: In the R.O. zone, special exceptions for uses permitted by special exception in the D.R.-5.5 zone can only be granted after C.R.G. approval. Documentation of this approval must be included on the plans when completed. (See Section 203.3.B, B.C.Z.R.)

See note #11 should be expanded

County Council of Baltimore County
Court House, Towson, Maryland 21204
(301) 887-3196
Fax (301) 887-5791

COUNCIL

Ronald B. Hickernell
FIRST DISTRICT

Melvin G. Mintz
SECOND DISTRICT

Charles A. Rappenberg, III
THIRD DISTRICT

Barbara F. Backer
FOURTH DISTRICT

Norman W. Lauerstein
FIFTH DISTRICT

William R. Evans
SIXTH DISTRICT

Dale T. Vols
SEVENTH DISTRICT

Thomas Toporovich
SECRETARY

Thomas J. Peddicord, Jr.
LEGISLATIVE COUNSEL

Mr. William T. Hackett, Chairman
Baltimore County Board of Appeals
County Office Building
Towson, Maryland 21204

Dear Mr. Hackett:

Attached please find a copy of Resolution 49-90 approving the Planning Board's certification that the zoning reclassification petition filed on behalf of Woodlawn Volunteer Fire Company, Inc., owner, for .75 acres of land on the southeast side of Woodlawn Drive near Walnut Street, on the southeast side of Woodlawn Drive near Walnut Street, should be exempted from the Second Councilmanic District, should be exempted from the regular cyclical procedure of Section 2-58.1(c) through (h), inclusive, of the Baltimore County Code, 1978, 1988/89 Cumulative Supplement, as amended.

This Resolution was unanimously approved by the County Council at their meeting on Tuesday, September 4, 1990 and is being forwarded to you for appropriate action.

Sincerely,

Thomas Toporovich
Thomas Toporovich
Secretary

TT:dp
Enclosure

cc: Mr. P. David Fields
Mr. Harold Reid

RECEIVED
COUNTY BOARD OF APPEALS
30 SEP -6 PM 2:29

Dave Billingsley
May 18, 1990
Page 2

Separate, sealed metes and bounds zoning descriptions of both parcels: #1 - V.F.D. - reclassification D.R.-5.5 & D.R.-16 to R.O. and Special Exception for V.F.D.; and #2 - parking lot - reclassification D.R.-16 to R.O. and special use permit to permit business parking in a residential zone, pursuant to Section 409.8.B (B.C.Z.R.) and zoning policy RM-10.

Add a special hearing to determine if a principal use parking lot would be subject to A.O.S. and buffer and screening requirements of Sections 203.4.C.6; 203.4.C.8, a., b., & c., c.1, c.2 (B.C.Z.R.).

List and address all provisions of Section 409.8.B.2 on the plan print under title "Business Parking in Residential Zone (409.8.B, B.C.Z.R.)". (See comments dated 6/16/89.)

Clarify and note on the plan that the Department of Traffic Engineering has approved (list name), the direct parking access to the vehicle travelways on the plan or include a Variance to Section 409.4, B.C.Z.R.

Signs -- Provide an engineering scale elevation on the plan of all proposed free-standing and building signs clearly indicating the type, height, dimensions, square footage, single or double-face and illumination. All signs must be keyed to their proposed location on the plan print or elevations and enough detail must be shown to determine compliance with Section 203.3.C.1 (B.C.Z.R.) and all zoning sign policies or a zoning variance is required. (See comment #5 made on 6/16/89.) If no free-standing signs are proposed as noted on plan #2 of 2, include this note conspicuously on sheet #1 of 2.

Variances:

409.8.A.4 -- 3' from curb to prop. or shed
409.8.A.5 -- Parking street setback - on plan (show 4 locations)
409.4 -- Direct access - vehicle travelways (depending on Traffic Engineering's review)
1802.2.B (V.B.2, C.R.D.P.) & Sections 203.3.B.1 & 1801.1.C.19 (B.C.Z.R.):
Front setback required 40 ft. - shown 35 ft.
Interior side setback required 20 ft. - shown 10 ft.
Street side setback required 35 ft. - shown 25 ft.
Sum of side setbacks required 55 ft. - shown 35 ft.
Alternate variances as listed under #3
Proposed variance for not used? If anticipated, required spaces = 20 ft. 00 sq. ft. 11 ft. 31
alternate in that we cannot
22 ft. within 20 ft. 31
in the lot we can't
at all

Dave Billingsley
May 18, 1990
Page 3

8. Elevations/Floor Plans - Include complete plan print (not cut-off roof) with total building height and exterior materials identified. Dimension and scale floor plans so as not to conflict with plan print. Include use areas identified on the plan print drawing.

9. Explain Note #13, dimension entrances, where are lights proposed on the plan print? Clarify if a hall/catering/meeting use is an option and adjust parking requirements accordingly: see attached Policy RM-109. Note that all parking, maneuvering and aisle areas will be paved (indicate type) and permanently striped.

10. Application - Required Materials:

- 1) sets site/elevation/floor plans
- 4 sets zoning descriptions (both parcels)
- 4 copies 1"=200' scale 1988 zoning map with both parcels accurately plotted
- 4 copies Environmental Impact Statement (see Section 101, B.C.Z.R.)
- 3 copies each of Reclassification, Variance, Special Exception, Special Hearing forms
- 1 copy each of the Planning Board Certification and the County Council Resolution pursuant to Section 2-58.1(i) B.C.C. exempting the petition from the Zoning Reclassification Bi-Yearly Cycle.

If you have any questions, please do not hesitate to call me at 887-3391.

Very truly yours,

W. Carl Richards, Jr.
Zoning Coordinator

WCR:scj

cc: J. Robert Haines, Zoning Commissioner
James E. Dyer, Zoning Supervisor
Arnold Keller, Deputy Director, Planning & Zoning
Herbert R. O'Connor, III, Venable, Baetjer & Howard
Donald E. Hicks, P.E., Hicks Engineering, Inc.

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: W. Carl Richards
Zoning Office

DATE: September 17, 1990

FROM: Kathleen C. Weidenhammer
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-
Reclassification Petition /
Woodlawn Volunteer Fire Co., Inc.
Date for Hearing before the Board

Carl:

Pursuant to Section 2-58.1(i), the Board has scheduled the subject out-of-cycle reclassification petition for hearing on Wednesday, October 24, 1990 at 10:00 a.m. in Room 301, County Office Building.

As I mentioned to you last week, the reclassification petition scheduled for hearing on October 24 (CR-90-409-SPHA, Claridge Towers Co.) will be amended on the record and the amended plan submitted to the Board. Therefore, this date, with the exception of the few minutes it will take for the Board to accept the amendment, has become available for the scheduling of the subject out-of-cycle reclassification petition. I've already advised Owen of this date in order that the necessary advertising and posting can be accomplished by your office and notices sent to the appropriate parties reflecting the hearing date of October 24.

Should you have any questions, please call me at extension 3180.

cc: Owen Stephens

CR-91-100-SPHXA

BALTIMORE COUNTY, MARYLAND
Inter-Office Correspondence

TO: W. Carl Richards
Zoning Office

DATE: September 11, 1990

FROM: Kathleen C. Weidenhammer
County Board of Appeals

SUBJECT: Out-of-Cycle Exemption-
Reclassification Petition /
Woodlawn Volunteer Fire Co., Inc.

Carl:

Attached is a copy of a letter received by this office on September 6, 1990 from Tom Toporovich advising of the Council's September 4 approval of the exemption of the subject reclassification petition from the regular cyclical procedure.

In accordance with Section 2-58.1(i), we are attempting to locate an available date on the Board's docket between October 4 and December 3, 1990 on which to scheduled this matter for hearing. We are at present looking at a possible date in late October. I expect to have confirmation on the availability of this date by Friday, September 14, 1990, and will advise your office by Friday afternoon so that the necessary steps may be taken to have this petition advertised and posted as required.

If you have any questions, please call me.

encl.

P.S. Also attached FYI is a copy of Dave Fields' July 26th letter of certification to the County Council regarding this petition.

K

NOTICE OF HEARING

Petitions for Zoning Re-classification, Special Hearing, Special Exception & Variance
CASE NUMBER: CR-91-100-SPHXA
SE/S Woodlawn Drive, corner of SE/S and SW/S of Walnut Street
2nd Election District - 1st Councilmanic
Petitioner(s): Woodlawn Volunteer Fire Company

Property Description

PARCEL I

Beginning for the same at the point formed by the intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence southeasterly along the centerline of Woodlawn Drive 147.00 feet, thence leaving said centerline South 24 degrees 54'30" East 35.00 feet to the true point of beginning, thence the following seven (7) courses and distances, viz:

1. South 47 degrees 09'58" East 131.49 feet, thence
2. South 53 degrees 00'00" East 86.82 feet, thence
3. North 37 degrees 00'00" East 140.00 feet, thence
4. North 53 degrees 00'00" West 129.14 feet, thence
5. North 86 degrees 03'21" West 25.31 feet, thence
6. Southwesterly 80.20 feet by an arc to the left having a radius of 1,235.00 feet, thence
7. South 65 degrees 05'30" West 46.37 feet to the point of beginning.

Containing 0.58 acres of land, more or less, and being located in the Second Election District of Baltimore County, Maryland.

PARCEL II

Beginning for the same at the point formed by the intersection of the centerline of Woodlawn Drive with the centerline of Walnut Street, thence along the centerline of Walnut Street South 53 degrees 00'00" East 63 feet, thence North 37 degrees 00'00" East 20 feet to the true point of beginning, thence the five (5) following courses and distances viz:

1. North 02 degrees 18'00" East 16.95 feet, thence
2. Northwesterly 80.50 feet by an arc to the left having a radius of 1,235.00 feet, thence
3. South 53 degrees 00'00" East 70.00 feet, thence
4. South 37 degrees 00'00" West 90.00 feet, thence
5. North 53 degrees 00'00" West 83.2 feet to the point of beginning.

Containing 0.17 acres of land more or less and being located in the Second Election District of Baltimore County, Maryland.

CR-91-100-SPHXA

PETITION FOR OUT OF CYCLE RECLASSIFICATION

Petition to reclassify the property from D.R. 16 and D.R. 5.5 zones to a R.O. zone.

PETITION FOR SPECIAL EXCEPTION

For A Volunteer Fire Company.

PETITION FOR ZONING VARIANCES

(Parcel #1) to permit 22 parking spaces in lieu of the required 31 spaces; to permit a 35 ft. setback in lieu of the required 40 ft.; to permit a 10 ft. interior side setback in lieu of the required 20 ft.; to permit a 25 ft. street side setback in lieu of the required 35 ft.; to permit a 35 ft. use of side setbacks in lieu of the required 55 ft.; to permit a 9 ft. setback from the street line in lieu of the required 10 ft.; and to permit dead-end drives in lieu of the required back-up space

(Parcel 2) to grant, if necessary, a variance to allow 6% density Open Space in lieu of the required 7%; and to grant, if necessary, a use permit for business parking in a residential zone.

PETITION FOR SPECIAL HEARING

To determine if a C.R. 6. plan is necessary; and (Parcel #2) to determine if a principal use parking lot is subject to density Open Space.

TIME: 10:00 a.m.

DATE: WEDNESDAY, OCTOBER 24, 1990

LOCATION: County Office Building, Room 301
111 W. Chesapeake Avenue
Towson, Maryland 21204

WILLIAM T. HACKETT, CHAIRMAN
County Board of Appeals

**WOODLAWN VOLUNTEER FIRE COMPANY
ENVIRONMENTAL IMPACT STATEMENT**

OCTOBER 31, 1989

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

September 14, 1992

Ms. Donna Kern
Woodlawn Volunteer Fire Company, Inc.
Woodlawn Drive and Windsor Mill Road
Woodlawn, MD 21207

Re: Zoning Re-classification

Dear Ms. Kern:

This is in response to your letter of August 19, 1992, concerning your request for clarification of the status of a change of zoning from D.R. 16 and D.R. 5.5 to an R.O. classification that was approved by the Board of Appeals on November 9, 1990.

According to county regulations, the re-classification granted by the Board of Appeals is valid for a three year period. If that new classification is not used within that time, the zoning reverts back to the previous zoning.

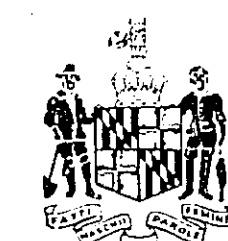
Thusly, the Woodlawn Volunteer Fire Company, Inc. has until November 8, 1993 to obtain building permits for this construction. If the re-classification is not utilized within the three years specified by the Board of Appeals order, you must again petition the Board of Appeals. It is my understanding that no extensions to this re-classification can be made.

Respectfully yours,

Donald T. Rascoe
for Arnold Jablon
Director

AJ:gg1
cc: Hon. Roger B. Hayden
Hon. Melvin G. Mintz, District 2
Lou Hejl, Woodlawn Volunteer Fire Company

cc: The Hon. Louis P. Morseberger, Delegate - 12th Legislative Dist } mailed
The Hon. Theodore Levin, Delegate - 11th Legislative Dist. } 9/25/92



HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

DISTRICT OFFICE:
114 SLADE AVENUE
BALTIMORE, MARYLAND 21208-4599
(410) 486-0462

September 14, 1992

Mr. Arnold Jablon
Director of Zoning
Baltimore County Zoning Committee
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21284

Dear Arnold:

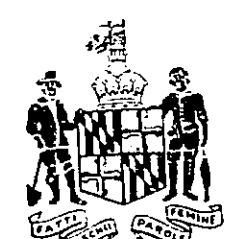
I understand the Woodlawn Volunteer Fire Co. is seeking an extension in thier zoning permit to expand the facilities at 6423 Windsor Mill Road. I fully support their request in that the Woodlawn Volunteer Fire Co. provides a valuable service to portions of my district and surrounding community.

Sincerely Yours,

Theodore Levin
Theodore Levin

TL/pg
cc
Donna Kern
Chairperson/Executive Board

RECEIVED
SEP 21 1992
ZONING OFFICE



HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

LOUIS P. MORSEBERGER
12TH LEGISLATIVE DISTRICT
BALTIMORE COUNTY

COMMITTEES:
ECONOMIC MATTERS
RULES AND EXECUTIVE NOMINATIONS
CHURCHES
SUBCOMMITTEE
ON HOME IMPROVEMENT COMMISSION
SUBCOMMITTEE
UNEMPLOYMENT INSURANCE

September 21, 1992

Mr. Arnold Jablon
Director of Zoning
Baltimore County Zoning Committee
111 West Chesapeake Ave., Rm. #109
Towson, Maryland 21204

Dear Mr. Jablon:

I am writing on behalf of the Woodlawn Volunteer Fire Co., Inc.'s request for an extension on the Fire Company's zoning permit to build a new firehouse at a location about 300 feet west of the current facility which is located at 6423 Woodlawn Drive.

If it my sincere hope that the request for an extension can be granted to allow this fire company additional time to raise the money needed for the new facility. I am a strong supporter of volunteer fire companies as they represent a tremendous asset to each community and provide a very valuable service to citizens at little cost to government.

It behooves us to help these fire companies in any way that we can so that they can continue their fine service to our communities.

If additional information is needed to substantiate this request, please feel free to contact my office.

Sincerely,

Louis P. Morseberger
Louis P. Morseberger
Delegate
12th Legislative District

RECEIVED
SEP 22 1992
ZONING OFFICE

Baltimore County Government
Office of Zoning Administration
and Development Management
Office of Planning & Zoning



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

October 9, 1992

Delegate Kenneth H. Masters
1 Newburgh Avenue
Catonsville, MD 21228

Re: Woodlawn Volunteer Fire Company

Dear Delegate Masters:

The Woodlawn Volunteer Fire Company requested an extension to a documented site plan that was approved by the Baltimore County Board of Appeals back in November 1992, that provides the zoning classification needed to construct their proposed new building.

As it turns out, the plan granted them by the Board of Appeals is good for three (3) years, not the two they thought. Therefore, they do not need an extension to that plan, at this time.

However, under the law, an extension of the documented site plan cannot be given. If the fire department does not use the zoning granted to them to build their project within three (3) years, they must re-apply for that zoning before the Board of Appeals.

Should you need additional information on this matter, please contact Don Rascoe in my office, at 887-3353.

Respectfully yours,

Donald T. Rascoe
for Arnold Jablon
Director

AJ:gg1
WOODLAWN.VOL/TEXTGGL



HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

KENNETH H. MASTERS
TWELFTH DISTRICT
BALTIMORE COUNTY

HOUSE CHAIRMAN
JOINT COMMITTEE ON ADMINISTRATIVE
EXECUTIVE AND LEGISLATIVE REVIEW

COMMITTEES
HOUSE JUDICIARY COMMITTEE
POLICY COMMITTEE

October 6, 1992

Arnold Jablon, Esquire
Director
Zoning Administration and Development Managerial Office
County Office Building
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Woodlawn Volunteer Fire Company

Dear Mr. Jablon:

It has been recently brought to my attention that the Woodlawn Volunteer Fire Company requested some sort of extension on a permit to construct a new firehouse some 300 feet west of their present location at 6423 Woodlawn Drive.

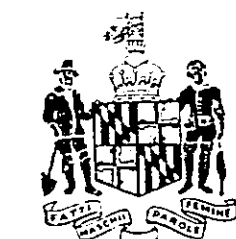
As I'm sure you are already aware, the Woodlawn Volunteer Fire Company is an absolutely vital community asset. Consequently, on behalf of my constituents I ask that you extend to them every possible courtesy and consideration.

Very truly yours,

Kenneth H. Masters
Kenneth H. Masters
Delegate
12th Legislative District

KHM:ct
cc: Mr. Lou Hejl

RECEIVED
OCT 8 1992
ZONING OFFICE



HOUSE OF DELEGATES
ANNAPOLIS, MARYLAND 21401-1991

THEODORE LEVIN
ELEVENTH DISTRICT
BALTIMORE COUNTY

COMMITTEE:
WAYS AND MEANS

September 9, 1992

Mr. Arnold Jablon
Director of Zoning
Baltimore County Zoning Committee
111 W. Chesapeake Avenue, Room 109
Towson, Maryland 21284

Dear Mr. Jablon:

This is to inform you that I fully support the extension of the Woodlawn Volunteer Fire Company's zoning.

Sincerely Yours,

Theodore Levin
Theodore Levin

TL/pg
cc
Lou Hejl
Campaign Chairman

RECEIVED
SEP 10 1992
ZONING OFFICE